

**PROPOSED AMENDMENT TO THE SUPPLEMENTAL DECLARATION OF COVENANTS,  
CONDITIONS, RESRICTIONS AND EASEMENTS FOR  
WEST MEADOWS FOR AUDUBON LANDING**

I. Article IV, Section 2 of the Declaration of Covenants, Conditions, Restrictions and Easements for West Meadows for Audubon Landing ("Declaration") is amended to read as follows:

Section 2. Maintenance

(a) Responsibility of Neighborhood Association The Neighborhood Association shall provide maintenance upon each Lot and each Lot is subject to assessment for such maintenance as provided in Article V, Section 2(b), and Section 6 of this Supplemental Declaration, as the case may be, as follows: (i) the exclusive right to conduct exterior maintenance including but not limited to the repair, replacement and maintenance of common area improvements, roofs, gutters, patios, lawns, trees, shrubs, landscaped areas including any partially enclosed front yards of Lots, walks, fences, the subdivision entry security gate, the community pool, pool cabana and pool furniture and equipment, and other exterior improvements installed by Declarant as part of the Work, and their replacements; (ii) the exclusive right to repair exterior building surfaces and paint exterior building surfaces as needed, as determined in the sole discretion of the Neighborhood Association Board of Directors, but not to exceed to painting and repair of exterior building surfaces, which must be conducted every seven (7) years from the date of the last painting; two times, every ten (10) years, the initial such time period to commence from the date that the first Lot is sold to a residential Owner (iii) repair, replacement, and maintenance of the utility easements located under each Lot as described in Article II, Section 7(b), and (iv) the right to maintain irrigation systems along the exterior of each Lot. Prior to December 31, 2017, roofs shall be replaced, as needed as determined in the sole discretion of the Neighborhood Association Board of Directors, then, as needed as determined in the sole discretion of the Neighborhood Association Board of Directors, not to exceed every seventeen (17) years. The Neighborhood Association's duty of exterior maintenance does not include: glass surfaces; replacement of exterior doors or any trees, shrubs, lawns or landscaped areas within an enclosed yard, patio or fully enclosed entry area including the enclosed rear patios of Lots, except that the Neighborhood Association will maintain and replace any hedge or other landscaping, if any, installed by Declarant as part of the Work along the boundary between any Lot and the Neighborhood Common Property The Neighborhood Association also is not responsible for any maintenance, repair or replacement resulting from any fire, wind, flood, tornado, hurricane or other casualty, and each Owner will promptly correct any and all such casualty damage to such Owner's Lot within a reasonable time as specified below Where it is stated herein that the Neighborhood Association has "exclusive control", it means the Owners of Lots shall not be required, or entitled, to conduct such activities, it being the intent of the Neighborhood Association to control such activities for purpose of maintaining uniformity within the Property. All maintenance performed by the Neighborhood Association shall be at least up to the maintenance standards established in the Declaration.

CODING: Added language is marked with a double-underline. Deleted language is marked with a ~~strike-through~~.