

## DRAFT

By this Amendment, the Pinewood Village Homeowners Association, Inc. Covenants, Conditions & Restrictions (CC&R) is hereby amended in its entirety as follows, effective as of April 28, 2012, except as otherwise provided:

5.1.a MAINTENANCE has been amended in its entirety as follows:

The Association shall maintain, repair, replace, restore, operate and manage all of the Common Area and all facilities, improvements, furnishings, equipment and landscaping therein, and all property that may be acquired by the Association. Maintenance shall include (without limitation): painting, maintaining, repairing and replacing of all Common Areas, exterior glass surfaces, exterior surfaces of all railings around balconies and decks, driveways, outside parking area, and recreational facilities.

The maintenance and/or replacement of the air-conditioning unit (compressor) is the responsibility of the Owner. All air-conditioning units have been replaced once by the Association.

The maintenance and/or replacement for exterior 1<sup>st</sup> floor and/or 2<sup>nd</sup> floor windows, 1<sup>st</sup> floor and/or 2<sup>nd</sup> floor sliding patio doors and entrance doors is the responsibility of the Owner.

The Association will offset the purchase price once, per unit, of the item's price based on the schedule listed below (purchase history is kept by the Association):

Entrance door \$100

1<sup>st</sup> floor and/or 2<sup>nd</sup> floor windows \$200 each

1<sup>st</sup> floor and/or 2<sup>nd</sup> floor sliding patio doors (6ft long complete set) \$300 each

1<sup>st</sup> floor and/or 2<sup>nd</sup> floor sliding patio doors (8ft long complete set) \$400 each

Window screens and screen doors and may be purchased and installed at the Owner's expense. The doors must be black, shall be made of metal, have a door closer and must be in substantial conformity with already existing screen doors within the complex. Said doors shall be constructed of a quality material. All Owners shall be responsible for proper maintenance and repair of their own doors. All labor installation, repair and/or maintenance are the Owner's responsibility.

The Owner must present a written request for repairs to the Board. Once the Owner's request is approved by the Board, the Owner will make the necessary repairs. The Owner must submit to the Treasurer, the receipt for the purchased item for reimbursement.

Each Owner shall also be responsible for repair, replacement and cleaning of the windows and glass of his/her Unit, both exterior and interior. Owner shall at all times be responsible to replace broken glass in windows, repair door and window hardware.

The responsibility of the Association for maintenance and repair shall not extend to repairs or replacements arising out of or caused by the willful or negligent act or neglect of an owner, or their guests, tenants or invitees, the cost of which is not covered by the Association's master insurance policy. The repair or replacement of a Condominium Unit exterior resulting from such excluded items shall be the responsibility of each Owner.

If any maintenance and/or replacement of any Common Area or Restricted Common Area is the result of structural damage; a California licensed structural engineer will be hired by the Association to assess any damage and maintenance and/or replacement will be paid directly by the Association.

IN WITNESS WHEREOF, this Amendment has been executed this 28th day of April 2012.

President  
Pinewood Village Homeowners Association, Inc.