

ADOPTED AMENDMENTS TO THE
DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND
RESTRICTIONS OF LAKE HERON HOMEOWNERS' ASSOCIATION, INC.

ARTICLE IV, SECTION 2.B.12 OF THE DECLARATION is amended to read as follows

12. Community amenities and services, including, but not limited to curbside trash collection, cable TV, security monitoring, and termite control

ARTICLE IV, SECTION 2.B.13. OF THE DECLARATION is added to read as follows

13. Any and all other purposes deemed necessary and proper. Upon a proper vote as set forth in the by-Laws of the Association at a meeting duly called for that purpose, the Board of Directors may vote to establish an additional category of Operating Expenses for the happening of certain named events or services which are required or desired by the Association, which category shall be determined and set forth in a resolution duly voted upon by the Board of Directors and executed by duly authorized officers of the Association.

ARTICLE IV, SECTION 10.G. OF THE DECLARATION is added to read as follows

G. To suspend voting rights from members who are two months or more in arrears on regular assessments until such accounts are current

ARTICLE V, SECTION 1. A-C OF THE DECLARATION is deleted in its entirety

ARTICLE V, SECTION 2.A. OF THE DECLARATION is deleted in its entirety

ARTICLE V, SECTION 2.B. OF THE DECLARATION is deleted in its entirety

ARTICLE VI, SECTION 3. OF THE DECLARATION is amended to read as follows.

SECTION 3. Exterior Dwelling Maintenance. In addition to maintenance of the Common Areas and unenclosed portions of the individual Lots, the Association shall be responsible for the maintenance of the exterior of the Dwellings within the Subdivision. The exterior Dwelling maintenance to be performed by the Association shall include but not be limited to the following: repainting, repairing, replacing and cleaning of roofs, gutters, and all exterior building surfaces, save and except for the cleaning, maintenance or repair of any glass or screen surfaces, including but not limited to windows and skylights, which shall be the responsibility of the individual Owners. Said exterior maintenance to be performed by the Association shall be performed as and when necessary in order to keep said Dwellings in good condition, normal wear and tear excepted.