

MASTER DEED

ARTICLE IV, SECTION A(7)

Background:

This part of the Master Deed lists those parts of our buildings that are considered common elements. Common elements are items for which the Association, not the co-owner, is responsible.

At the present time, windows are not considered common elements. The Article, as amended, will include windows as common elements and clarify Association responsibility regarding doors.

Current Wording:

The foundations, roofs, perimeter walls, ceilings and floors (including doors and chimneys therein), entrances and exits of the project.

Proposed Wording:

The foundations, roofs, perimeter walls, WINDOWS AND SLIDERS IN PERIMETER WALLS (BUT EXCLUDING SCREENING MATERIAL AND SCREEN FRAME), DOORS IN PERIMETER WALLS (EXCLUDING ALL PARTS OF THE LOCKING MECHANISM BUT INCLUDING ALL OTHER DOOR HARDWARE), ceilings, CHIMNEYS, and floors, entrances and exits of the project.

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ARTICLE IV, SECTION A(8)

Background:

This part of the Master Deed lists those parts of our buildings that are considered common elements. Common elements are items for which the Association, not the co-owner, is responsible.

The Association has always maintained and repaired garage doors and certain hardware. Co-owners have always been responsible for repair and maintenance of the remote control and door opening mechanism.

The Article, as amended, will clarify this longstanding practice.

Current Wording:

The portions of any garage, carport or parking space not otherwise designated as a limited common element in the Condominium Subdivision Plans; and

Proposed Wording:

The portions of any garage, carport or parking space not otherwise designated as a limited common element in the Condominium Subdivision Plans, INCLUDING GARAGE DOORS, DOOR TRACKS AND HARDWARE BUT EXCLUDING GARAGE DOOR OPENERS AND REMOTE CONTROLS, and

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ARTICLE IV, SECTION B(3)

Background:

The Article, as amended, will clarify co-owner's responsibility for repair and maintenance of furnaces, air conditioners and screens.

Current Wording:

The separate furnace, water heater, air conditioner and/or compressor located within or adjacent to a unit and serving only such unit.

Proposed Wording:

The separate furnace, water heater, air conditioner and/or compressor located within or adjacent to a unit and serving only such unit; AND WINDOW SCREEN FRAMES AND FRAMING MATERIAL.

MASTER DEED

ARTICLE IV, SECTION B(5)

Background:

Co-owners have always been responsible for the repair and maintenance of garage interior spaces including electric garage door openers and remote controls.

This proposed change in the Master Deed more clearly defines that responsibility

Current Wording:

Garage and/or carport interior spaces.

Proposed Wording:

Garage and/or carport interior spaces AND THE REPAIR, REPLACEMENT AND MAINTENANCE OF THE ELECTRIC GARAGE DOOR OPENER AND REMOTE CONTROL, IF ANY, AND ALL HARDWARE THAT IS AN INTEGRAL PART OF THE OPENER.