

The Pine Meadow Farms Homeowners Association

Amendment

Maintenance of Units and Limited Common Elements

The external visible surface of Improvements within the are of a Unit of Limited Common Element shall be maintained by the Unit Owner, consistent with the standard of maintenance in the community. For example, no accumulation of rubbish, debris or unsightly material shall be permitted. Improvements include, but are not limited to, buildings, fences, driveways, walkways, landscaping, lawns, gardens, trees and shrubbery.

In the event such Improvements become deteriorated or unsightly in the opinion of the Executive Board, after Notice and Hearing to the Unit Owner, the Improvement may be repaired, maintained, repainted or removed by the Association, at the expense of the Unit Owner. Such expense will be an additional Common Expense Assessment against the Unit and its owner.

Adopted by the Executive Board of the Pine Meadow Farms Homeowners Association this 29th day of April, 2004.

Dated at Pine Meadow, Connecticut, this 29th day of April, 2004

Pine Meadow Farms Homeowners Association, Inc.

BY _____
James J. Creamer, its President
Duly authorized