

PROPOSED AMENDMENT

Twelfth Amendment - to amend Article VIII SPECIFIC PROVISIONS, of the Declaration of Covenants and Restrictions of Buena Ventura Lakes Subdivision, Unit 4, Garbriela Villas to clarify and adopt certain specific restrictions as to the use of the common areas and the Living Units.

Article VIII, Sections 4 and 6 of the Declaration of Covenants and Restrictions are hereby substantially amended and Section 14 & 15 are hereby added as follows:

ARTICLE VIII - SPECIFIC PROVISIONS

Section 4: livestock and Poultry: No animals, livestock or poultry of any kind shall be raised, bred or kept in or on any living Unit, except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose and further provided that dogs are kept on leashes. Pets. No animals or pets of any kind shall be kept in any Living Unit or on the Property except with the written consent of the Board of Directors of the Association and thereafter under the rules and regulations adopted by the Board. Provided further that they are not kept, bred, raised or maintained for any commercial purpose and that any animal or pet outside of a Living Unit, but on the Property shall at all times be kept on a leash. Specifically included in this provision shall be the Board's right to regulate the size, type and number of animals permitted on the Property and in the Living Units.

Section 6: Commercial Trucks, Trailers and Boats. In order to maintain the high standards of the subdivision with respect to residential appearance, no trucks or commercial vehicles, boats, house trailers, boat trailers or trailers of every other

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description, including campers or any vehicle registered RV, shall be permitted to be parked or stored at any place on the Property except during periods of construction by the Developer, nor shall any motor vehicles be parked on any portion of the Property for the purpose of repairing or maintaining the same. No mechanical work shall be performed on the Property on any vehicle, engine or motor except for emergency repairs. The prohibitions in this Section shall not apply to the temporary parking of trucks and commercial vehicles for pick-up, delivery and other commercial services, or to pick-up trucks for personal use of an Owner to a maximum of one-half (1/2) ton capacity. However, for purposes of meeting the changing needs of the Association, the Association shall have the right to modify this Section as hereinafter provided by rule and/or regulation.

A. The Association shall have the right to regulate, restrict and prohibit vehicles from entering upon and/or utilizing portions of the Property. The Association may regulate:

- (1) the size, type and weight of vehicles permitted on the Property;
- (2) areas where parking and loading of vehicles is permitted;
- (3) the duration that vehicles shall be permitted on the Property.

For purposes of this Paragraph "vehicle" shall be deemed to include trailers and all motorized transportation devices including but not limited to automobiles, boats, trucks, tractors, vans, campers, buses, recreational vehicles and motorcycles. No mechanical work shall be performed on the Property on any vehicle, engine or motor except for emergency repairs.

Section 14: Parking. The Association may assign parking space(s) to each Living Unit.

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