

SHORRQ P80781
PROPOSED AMENDMENT

Thirteenth Amendment - to adopt a new article (Article XVIII) of the Declaration of Covenants and Restrictions of Buenaventura Lakes Subdivision, Unit 4, Marbrisa Villas to

~~provide an approval process when the Declaration requires all~~
Owner to obtain approval from the Board of Directors, Association and/o. an Association Committee.

Article XVIII is hereby added to the Declaration of Covenants and Restrictions, to read as follows:

ARTICLE XVIII - APPROVAL

Section 1: Method. Any approval and/or consent required of a Living Unit Owner by this Declaration shall be obtained in the following manner unless the item sought to be approved has a separate and specific approval process set forth elsewhere in this Declaration.

(1) Notice to Association. A Living Unit Owner intending to obtain the approval of the Association, Board of Directors and/or one the committees of the Association, shall give to the Association notice, in writing, of such intention, together with such other information as the Association may reasonably require.

(2) Failure to Give Notice. If the Notice to the Association herein required is not given, then at any time after receiving knowledge of the existence of a transaction or event requiring said approval, the Association at its election and without notice may approve or disapprove the item. If the Association disapproves the item, the Association shall proceed as if it has received the required notice on the date of such disapproval.

(3) Certificate of Approval. Within thirty (30) days

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after receipt of written notice and information, the Association shall either approve or disapprove the proposed item. If approved, the approval shall be stated in a certificate executed by the President or Secretary of the Association or the Association's managing agent, in non-recordable form, and delivered to the Owner.

(4) Disapproval by Association. If the Association shall disapprove the item, the Living Unit Owner shall be advised of the disapproval in writing, by hand delivery, certified mail or registered mail and the transaction and/or event shall not occur.

(5) If the Association shall fail to approve or disapprove the item in the manner provided hereinabove, the proposed item shall be deemed to have been approved and the Owner shall be entitled to a Certificate of Approval from the Association.

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