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AMENDMENT TO AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM FOR
MORNINGSIDE TOWNHOME CONDOMINIUMS ASSOCIATION

ARTICLE III
MAINTENANCE AND REPAIR OF APARTMENTS

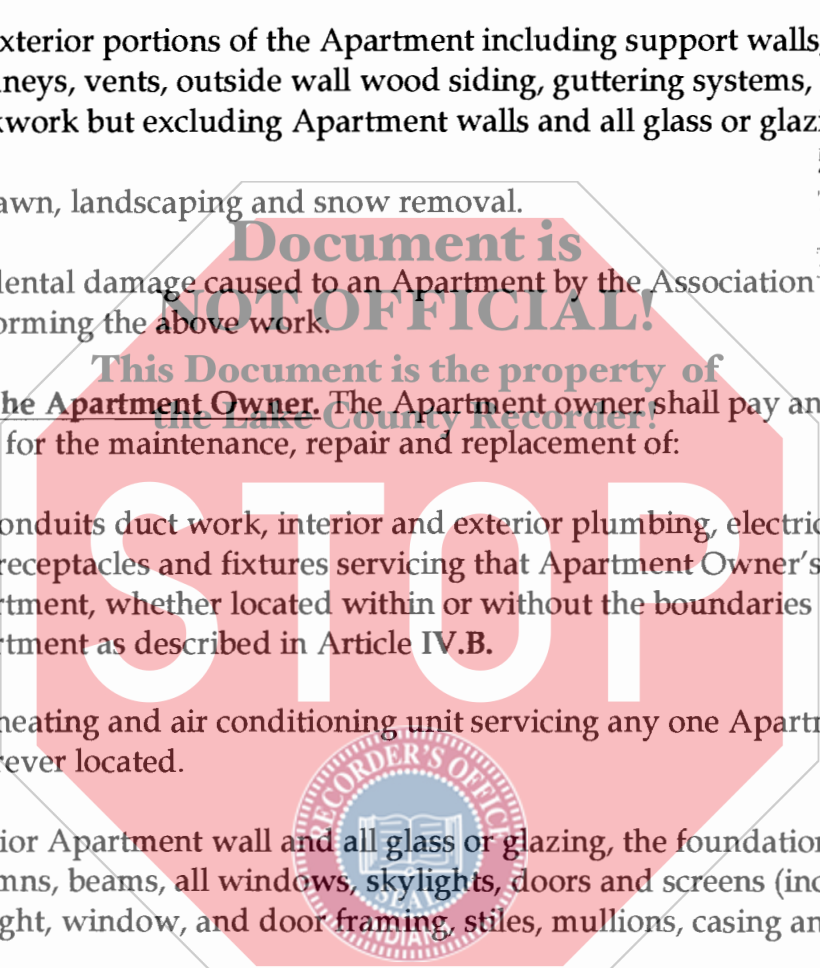
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A. By The Association. Other than in cases with damages caused by casualty, as hereinafter provided, the Association, at its expense, shall be responsible for the maintenance, repair and replacement of:

1. All exterior portions of the Apartment including support walls, roof, chimneys, vents, outside wall wood siding, guttering systems, and brickwork but excluding Apartment walls and all glass or glazing.
2. All lawn, landscaping and snow removal.
3. Incidental damage caused to an Apartment by the Association in performing the above work.

B. By The Apartment Owner. The Apartment owner shall pay and shall be responsible for the maintenance, repair and replacement of:

1. All conduits duct work, interior and exterior plumbing, electrical wiring and receptacles and fixtures servicing that Apartment Owner's Apartment, whether located within or without the boundaries of the Apartment as described in Article IV.B.
2. The heating and air conditioning unit servicing any one Apartment wherever located.
3. Interior Apartment wall and all glass or glazing, the foundations, columns, beams, all windows, skylights, doors and screens (including skylight, window, and door framing, stiles, mullions, casing and sills).
4. Patios (decks), concrete sidewalks, steps and driveways and all other portions of the Property located outside the boundaries of the Apartment as described in Article IV.B.
5. All such work which is not the specific responsibility of the Association to perform provided herein.



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 RECORDERS OFFICE
 LAKE COUNTY, FLORIDA

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PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

CERTIFICATION

We do hereby certify that we are the duly elected President and Secretary of MORNINGSIDE TOWNHOME CONDOMINIUMS ASSOCIATION, INC., an Indiana corporation, and further state that the Amendment to Amended and Restated Declaration of Condominium For Morningside Townhome Condominiums Association, Inc., hereto attached, was approved by seventy-five percent (75%) of the directors and seventy-five percent (75%) of the Apartment Owners at the Annual Meeting on September 15, 2009, after receiving notice of the subject matter in the Notice of the Annual Meeting.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 16th day of September, 2009.

