

AMERICANA GARDENS HOMEOWNERS ASSOCIATION

CHANGES TO SECOND RESTATED CC&Rs AFTER TOWN HALL MEETING

Deleted language is indicated by ~~strikeout~~ text

Language that has been added is indicated by double underline text

Second Restated Declaration of Covenants, Conditions and Restrictions

1. Article 6, Section 6.18 of the Second Restated CC&Rs is revised as follows:

Section 6.18. Flooring Modifications in Second Floor Units. Hard surface flooring (e.g., tile, wood, marble, etc.) when utilized in the second floor Units must provide adequate soundproofing of the hard surface flooring material ~~may only be located in the kitchen, bathrooms, and entryways and must provide adequate soundproofing.~~ Notwithstanding the foregoing, for good cause shown (i.e., health) the Board may, in writing, ~~allow variances to this requirement as long as adequate soundproofing of the hard surface floor material is utilized.~~ There must be padding under all carpeting. Any alteration of flooring in the second floor Units shall require prior submittal to the Architectural Committee and approval from the Board in accordance with Article 7 of this Declaration and/or the Architectural Guidelines.

Notwithstanding the foregoing, this Section shall only apply to the modification of flooring in the second floor Units made after the date this Declaration is recorded.

2. The Maintenance Matrix, at Exhibit C of the Second Restated CC&Rs, is revised as follows:

Maintenance Matrix

COMPONENT(S)	OWNER	ASSN.
Electrical Wiring – Wherever located that solely services <u>one</u> Unit	X	
Plumbing Lines Wherever located that solely service <u>one</u> Unit	X	
Sewer Lines – Wherever located that solely service <u>one</u> Unit	X	
Wiring - Electrical - Wherever located that solely services <u>one</u> Unit	X	