

PROPOSED AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
THE WINDJAMMER, A CONDOMINIUM

(Additions shown by "underlining",
deletions shown by "~~strikeout~~",
unaffected text indicated by "...")

5 MAINTENANCE, ALTERATIONS AND IMPROVEMENTS. Responsibility for the maintenance of the Condominium property and restrictions for its alteration and improvements shall be as follows:

5.1 Units.

A. By the Association. The Association shall maintain, repair and replace at the Association's expense:

* * * * *

(5) All units are to be maintained in a clean and orderly manner and ready for immediate occupancy. The Association provides daily complimentary housekeeping service and all unit owners are required to permit access for this service. Housekeeping shall be provided to each unit a minimum of three (3) days per week and no unit owner may deny or impede access to the unit for the purpose of the Association's provision of housekeeping services. Furthermore, if the occupant is a unit owner and/or his guest(s), any maintenance, cleaning or repair beyond usual wear and tear, as determined by the Manager, will be charged to the unit owner at an hourly rate, plus any inventory replacement costs, and shall be collectible in the same manner as an assessment under Section 6 of this Declaration. Hourly rate is to be determined and amended from time to time by the Board.

If the occupant is a transient guest, then upon check-in, the occupant must provide the prevailing security deposit. Said deposit will be used for any maintenance, cleaning or repair beyond usual wear and tear, as determined by the Manager, and for any replacement cost of any loss or damage of unit inventory, and/or damage to the unit caused by the occupant. The charge will include, but is not limited to, labor and materials to repair and/or replace the loss, removal or damage to the Association property or the unit.