

**Proposed Amendments to Bylaws Regarding Responsibility for Maintaining, Repairing
and Replacing Slider Doors, Windows and Skylights at the Condominium**

The Board of Directors (the "Board") of Island Shores Estates Condominium Association (the "Association") recommends that Article V, Sub-Sections 4 (a) and 4(b) of the Bylaws of the Association (the "Bylaws") regarding responsibility for maintenance, repair and replacement of slider doors, windows and skylights at the Condominium be amended as follows:

- A. Article V, Sub-Section 4 (a) of the Bylaws would be amended by striking the existing language of such Sub-Section in its entirety, and by replacing it with the following language:

“(a) By the Board of Directors. Except as otherwise provided in Section 4(b) below, the Association acting through its Board of Directors shall be responsible for the maintenance, repair and replacement (unless necessitated by the negligence, misuse or neglect of an Owner, or of a person gaining access with said Owner’s actual or implied consent, in which case such expense shall be charged to such Owner), of all the Common Area, whether located inside or outside of the Units, and whether now existing or hereafter constructed, the cost of which shall be assessed to all Owners as a Common Expense. In addition, the Association acting through its Board of Directors shall be responsible, at its expense, for the maintenance, repair and replacement of the following portions of the Units: (i) exterior windows including exterior window frames; (ii) exterior slider, glass doors and frames; and, (iii) exterior skylights including the frames and glass thereof.”

- B. Article V, Sub-Section 4 (b) of the Bylaws would be amended by striking the existing language of such Sub-Section in its entirety, and by replacing it with the following language:

“(b) By the Owner. Except as otherwise provided in Section 4 (a) above, each Owner shall be responsible for the maintenance, repair and replacement, at his/her own expense, of his/her Unit, and any part thereof, including but not limited to, any interior walls (wallboard), finished interior surface of ceiling and floors; kitchen and bathroom fixtures and appliances, and those parts of the heating, plumbing and electrical systems which serve no other Unit. Each Owner shall be responsible for performing the normal maintenance of any Limited Common Area which is appurtenant to his/her Unit, including keeping it in a clean and sanitary condition, free and clear of snow, ice and accumulation of water, and shall make, at his/her own expense, all repairs thereto, beyond normal maintenance, caused or necessitated by his/her negligence, misuse or neglect. Each Owner shall keep the interior of his/her Unit and its’ equipment and appurtenances in good order, condition, and shall do all redecorating, interior painting and varnishing which may at any time be necessary to maintain the good appearance and condition of his Unit. In addition, each Owner shall be responsible for all damage to any and all other Units or to the Common Area resulting from his/her failure to make any of the repairs required to be made by him/her in this Section. Each Owner shall perform his

responsibility in such manner as shall not unreasonably disturb or interfere with the other Owners. Each Owner shall promptly report to the Board of Directors, or the Manager, any defects or need for repairs for which the Board of Directors is responsible.”