

AMENDMENT TO BY LAWS

The undersigned, constituting the Board of Administrators of the Council of Co-Owners of Timberwood I Condominiums hereby certify that the Bylaws of the Council have been amended pursuant to Article 6 Section 1 by a vote of 60% of the unit owners at a meeting of the Council duly called for that purpose.

Article 4 Section 1 F is amended by deleting the second to the last paragraph and inserting in its place the following:

The budget shall be presented at the annual meeting to the unit owners present for approval.

The last paragraph is eliminated.

A new section 4 is added to Article 5 as follows:

Maintenance responsibilities as between the Association and unit owner are as follows:

	<u>Association</u>	<u>Unit Owner</u>
<u>Residential Units</u>		
Roofs	Full responsibility for exterior repairs.	None, except prompt notification of evidence of leakage. Unit owners responsible for interior damage resulting from roof leakage.
Building Exterior	Full responsibility with exceptions noted at right.	Window washing and replacement of broken windows. Replacement of light bulbs and repair/replacement of light fixtures.
Building Interior	None	Full responsibility. Relocation of load-bearing walls prohibited. Kentucky licensed contractors required for plumbing, heating, or Electrical work. <u>Owner should Always check with Maintenance Superintendent before beginning work. Permits from various levels of government may be required.</u>

<u>Residential Units</u>	<u>Association</u>	<u>Unit Owner</u>
HVAC	None	Full responsibility.
Plumbing	Repair/replacement of service lines to foundation.	Full responsibility for interior plumbing and exterior hose bibs.
Sewerage	Repair/replacement of sewer lines foundation to main.	All interior sewerage including cleaning to trunk line.
Electrical	Repair of lines from transformer to meter unless caused by negligence of unit owner.	All interior electrical elements and exterior fixtures. (See Building Exterior above.)
Foundations	Full, including garage foundations.	None
<u>Limited Common Areas</u>	<u>Association</u>	<u>Unit Owner</u>
Attics	Full	None except proper installation of additional insulation as desired by owner and approved by Board. Fireproof insulation required.
Bearing Walls	Full	None except decoration. (See Building Interior above.)
Basements	None	Full, including repair of cracks And water leakage.
Garages	None except repair/ replacement of roof and doors.	Full, including repair/ replacement of automatic door opening mechanisms, including hinges, tracks, springs, rollers and locks, floors, interior walls and ceilings.

Limited
Common
Areas

Association

Unit Owner

Patios

Repair/replacement
of fences and mowing
at owner's request.

Full, including repair/replacement
of slabs. Vines are prohibited.
Damage caused by owners' plantings
or other maltreatment will be
charged to unit owner.

Stoops
And Porches

Full

None.

Common
Areas

Association

Unit Owner

Driveways

Full

None except responsible for
damage by staining or corrosive
materials.

Grounds

Full

Owner will be charged for damage to
underground lines and conduits and
grounds caused by his/her guests' or
contractors' vehicles. Owners are
prohibited from making plantings
without prior approval of Board.

BOARD OF ADMINISTRATORS
COUNCIL OF CO-OWNERS OF
TIMBERWOOD I CONDOMINIUMS

Kenn Nelson Date 10-28-02

Mary Ruth Mullally Date 10-28-02

Judy Repko Date 10/28/02

David P. Kelly Date 10/28/02

_____ Date _____