

Ocean Meadows of Plymouth Condominium Trust

Language for Proposed Amendment to Declaration of Trust

Add to Article V a new Paragraph 5.4.1

5.4.1 Decks, Steps, and Walkways - Limited Common Areas and Facilities. Unit Owners at their sole expense, shall be responsible for the proper maintenance, replacement, and repair of their respective Deck and steps/walkways as Limited Common Areas and Facilities, as same are defined in Sections 7(b) and 7(c) the Master Deed (hereinafter "Deck Area" and "Walkway Area"). Each Unit Owner shall be responsible for any and all damage to any and all other Units and/or the Common Areas and Facilities caused by his failure to satisfy this maintenance obligation, including all costs, charges, attorney's fees, fines and expenses incurred by the Trust. If the Trustee(s) shall at any time in their reasonable judgment determine that any Deck Area and/or Walkway Area is in such need of maintenance or repair or is hazardous to any Unit or the occupants thereof and/or adversely affects any other Unit and/or the Common Areas and/or the Common Expenses, the Trustee(s) shall in writing request the Unit Owner thereof to perform the needed maintenance, repair, replacement and/or work and/or to correct the relevant condition and/or its cause. In such case as action thereon shall not have been commenced within the time as may be reasonably set by the Trustee(s) and thereafter diligently brought to completion, the Trustee(s) shall be entitled to have such work performed for the account of such Unit Owner whose Deck Area and/or Walkway Area is in need thereof and to enter upon and have access to such Deck Area and/or Walkway Area for these purposes. In the case of an emergency which necessitates immediate action and the Unit Owner is unavailable or fails to take immediate action, the Trustee(s) may proceed thereto without delay. The cost incurred by the Trustee(s), including, but not limited to, attorney's fees and expenses for such as is reasonably necessary therefor shall constitute an obligation of the applicable Unit Owner and shall be considered a Common Expense attributable to such Unit, and enforceable as a lien on the Unit. The Trustee(s) may in their discretion additionally impose a fine upon a Unit Owner who, in the Trustee(s)' judgment, unreasonably fails to comply with a request made by the Trustee(s) hereunder.

Should it be necessary that any part of the Deck Area and/or Walkway Area be required to be removed for the purpose performing such work, or for the purpose of the Trustee(s) performing work upon the Common Area, the Trust will cover the costs and expenses for such removal and reinstallation.

Should a unit owner fail to properly maintain a Deck Area and/or Walkway Area, the Trustees shall charge the cost of the maintenance thereof to the Unit Owner of such unit as a common expense if the Trust performs the work because the Unit Owners fail to perform such work and such common expense shall be due upon demand and enforceable in the same manner and to the same extent as other common expenses to that unit.