

Summary of Amendments to the Northwest Village Declaration

1st Amendment - Adopted July 1986 - Establishes Domestic Pet Policy.

Amends Sub-Section 5.2.5, Under Section 5, "Purpose of Property, Use Restrictions and Utilities," and establishes a limit of two domestic animals per unit, and allows the Board of Directors to set rules regarding domestic animals. The provisions of this amendment remain in effect.

2nd Amendment - Date adopted not known. Addresses Insurance issues in sub-sections 11.2 and 11.6. The provisions of this Amendment are no longer in effect, having been replaced by later Amendments to the Declaration.

3rd Amendment - Adopted June, 1989 - Addresses Insurance issues in sub-sections 11.2 and 11.6. The provisions of this Amendment are no longer in effect, having been replaced by later Amendments to the Declaration.

4th Amendment - Adopted July 2005 - Amends the Declaration in four separate areas:

Sub-section 2(d) Definitions. Amends definition of common areas and limited common areas to specifically exclude all windows, all patio doors, all door and window screens, and places responsibility for maintaining, repairing and replacing windows, patio doors and screens with the owner. The provisions of this amendment remain in effect.

Sub-section 11.2 on Casualty Insurance. Amends the sub-section on the Association's responsibilities to provide casualty insurance. The provisions of this sub-section remain in effect.

Sub-section 11.6 on Owner's Individual Insurance. The provisions of this sub-section are no longer in effect, having been replaced by the 6th Amendment.

Sub-section 5.2.11 under Section 5 on Purpose of Property, Use Restrictions and Utilities. Establishes a new sub-section limiting the total number of units that can be leased at one time. The provisions of this sub-section as amended are no longer in effect, having been replaced by later amendments.

5th Amendment - Adopted October 2006 - Amends sub-section 5.2.11 and prohibits the leasing of units except under narrowly defined conditions. The provisions of this amendment are no longer in effect, having been replaced by the 7th Amendment.

6th Amendment - Adopted July 2011 - Amends sub-section 11.6 on Owners' Individual Insurance, mandates the purchase of insurance coverage by all owners, and limits the Association's responsibility to cover damages resulting from an owner's negligence. The provisions of this amendment remain in effect.

7th Amendment - Adopted June, 2012 - Amends sub-section 5.2.11 on Leasing and replaces the 5th Amendment in its entirety. The provisions of this Amendment remain in effect.

8th Amendment - Adopted June 2021, Recorded August 2021 - Amends the Declaration in two separate areas:

Sub-section 2(d) Definitions. Amends definition of common areas and limited common areas to specifically exclude rebuilt decks, and places responsibility for maintaining, repairing and replacing decks with the owner. The provisions of this amendment remain in effect.

Add New Section 18 adopting a New Buyer Special Assessment in the amount equal to six (6) months of the HOA dues in effect at the time of closing or escrow conveyance.