

Amendments to the Master Declaration for Mantua Farms
Homeowners Association as of 4/16/2008

ARTICLE I

DEFINITIONS

1.13 Pg 6 Fee Percentage Schedule CHANGED TO READ

Shall mean the schedule which sets forth each Owner's proportionate share of the responsibility for payment of Common Expenses and share in common surplus including insurance proceeds and other awards or settlements. Each Owner's proportionate share shall be an identical number which is determined by dividing the number "one" by the number of Units then included in Mantua Farms. If all phases of Mantua Farms are declared and constructed in full, Each unit's proportionate share will be 3.125%. The Fee Percentage Schedule for all Units which are declared to be a part of Mantua Farms is set forth as Exhibit D hereto.

ARTICLE IV

MAINTENANCE RESPONSIBILITIES

4.02 (a) pg 12 Additional Services CHANGED TO READ

- (a) Adding Additional Services. The Association, by a minimum vote of 17 votes approving such motions by Members in Good Standings of the then ownership interests, may obligate the Association to furnish any additional services to Mantua Farms. Such additional services may include, but are not limited to, cutting and otherwise maintaining the grass, shrubs, trees and other vegetation.

ARTICLE XV

ARCHITECTURAL CONTROL

15.02 pg 29 Approval Process. **CHANGED TO READ**

Any owner to make improvements to his/her unit shall submit a detailed plan of the improvements to the Architectural Design Review Committee. The Architectural Design Review Committee shall have the right to approve such plans or to limit approval upon change of any effect of the improvements in an effort to keep the improvements consistent with and in harmony with the overall scheme and architecture of Mantua Farms. Approval of any improvements which meet the design criteria and architectural standards established by the association shall not be unreasonably withheld. In the event the Architectural Review Design Committee fails to approve or disapprove the improvements within 14 days after such plans have been submitted for approval, the improvements will be deemed approved. Approval of any proposed improvements shall be by majority vote of the reviewers. An owner whose proposed improvements have been denied by the Architectural Design Review Committee shall have the right to appeal to the Board. The Board, in its sole discretion, may review the decision of the Architectural Design Review Committee, and the decision of the Board shall be final and binding on the owner.

ARTICLE XI

PROTECTIVE PROVISIONS FOR THE BENEFIT OF MORTGAGE HOLDERS

11.03 pg 23 Prior Approval of Permitted Mortgage Holders **CHANGED TO READ**

The prior approval of 17 votes approving such motions by Members in Good Standing is required for any amendment to this Declaration or to any of the other governing Documents of the Association which could materially impact the interests of Permitted Mortgage Holders, including, without limitation, any amendment which would change any provision relating to:

**ARTICLE XV
ARCHITECTURAL CONTROL**

15.03 pg 29 Design Criteria. CHANGED TO READ

The Association shall adopt, by a majority vote of 17 votes approving such motions by Members in Good Standings, Design Standards which shall be used by the Architectural Design Review Committee in making its decisions (the "Design Standards"). The Architectural Design Review Committee shall have the right to recommend modifications to such Design Standards for any improvements, but any such modifications to the Design Standards shall be effective only if approved by a majority vote of 17 members. A copy of the current design standards shall be available for review at the office of the association during normal business hours. Upon written request of an owner, the association shall promptly provide copies of all design criteria and the then current Design Standards on file, and may charge such owner a reasonable fee.