**PROPOSED**

**AMENDMENT TO THE**

**SECOND AMENDED AND RESTATED**

**DECLARATION OF CONDOMINIUM**

**OF**

**RIVER CLUB CONDOMINIUM OF MARTIN COUNTY, INC.**

The following is a proposed amendment to Sections 5.2 and 5.3 of the Second Amended and Restated Declaration of Condominium River Club Condominium of Martin County, Inc.

Underlining indicates new language and striking through indicates deletion of existing language.

5.2 BY THE UNIT OWNER. The responsibility of the unit owner shall be as follows:

c. To maintain, repair, and replace all personal property within the unit or Limited Common Elements, and floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware, and similar window treatment components, or replacements of any of the foregoing which are located within the boundaries of the unit and serve only such unit.

(1) UNIT DOOR REPLACEMENT. A unit owner shall maintain his or her unit’s front entrance door in good condition and may replace his or her unit’s front entrance door with either a solid flat door, substantially similar in appearance to the front entrance door as originally installed by the Developer, a six-panel door, or with an optional half-light door. Front entrance doors must meet all applicable building codes at the time such doors are installed and must comply with the requirements of Section 5.3 of this Declaration. Half-light doors may have glass panels which, if part of the door, shall be rectangular in shape and shall be located in the top half of the door. All replacement doors must be approved by the Board of Directors before installation and the Board of Directors may adopt, and from time to time amend, guidelines and standards indicating the color, materials, appearance, and design elements of replacement front entrance doors.

(2) WINDOW REPLACEMENT. A unit owner shall maintain his or her unit’s windows in good condition and may replace his or her unit’s windows with sliding windows, substantially similar in appearance to those windows as installed by the Developer, or with casement windows. Replacement windows must be aluminum or vinyl, dark bronze in color on the exposed exterior, and may have tinted, insulated, or hurricane impact glass. Replacement windows must be of the same size and configuration as the original window. Notwithstanding the foregoing, the window located in the front bedroom of phase two units may not be a casement window. This window may only be a slider due to its location. All replacement windows must be approved by the Board of Directors before installation, and the Board of Directors may adopt, and from time to time amend, guidelines and standards indicating the color, materials, appearance, and design elements of replacement windows. All window openings/apertures must comply with the requirements of Section 5.3 of this Declaration.

5.3 Notwithstanding anything in this Declaration to the contrary, for the purpose of protecting the common elements and units and reducing insurance costs, each unit owner must install, at his or her expense, hurricane protection for all apertures in the walls bounding his or her unit in the form of:

1. High Velocity Hurricane Zone (hereinafter referred to as “HVHZ”) rated impact resistant doors and/or;
2. HVHZ rated impact resistant glass on windows, sliding glass doors, stationary glass walls, swing doors and/or;
3. HVHZ rated impact resistant shutters exterior of otherwise non-impact rated windows or doors (phase 1).

All hurricane protection must be installed within one (1) year of the effective date of this amendment or earlier if the unit is conveyed before one (1) year of the effective date of this amendment.

The Board of Directors shall adopt hurricane shutter specifications, which shall include color, style and other factors deemed relevant by the Board. Unit owners must comply with these specifications, as they may be amended from time to time.

Each unit owner shall maintain, repair, and replace, as necessary, such hurricane protection at his or her expense. All hurricane protection must be installed, maintained, repaired, and replaced, so as to meet, at a minimum, the requirements of the Miami-Dade County Code, although the Board is hereby empowered to impose more stringent standards. All references to impact resistant glass, doors or shutters shall include the substantive materials, as well as jambs, frames, locks and operating mechanisms, all of which shall be required to meet Miami-Dade County Code and any more stringent standards as adopted by the Board.

When a unit is conveyed, the acquirer of title, within thirty (30) days, must confirm that the unit’s existing hurricane protections comply with the requirements of this Section. If the existing hurricane protections do not comply, the acquirer must install hurricane protection that complies with the requirements of this Section within ninety (90) days of acquiring the unit. ~~are code-compliant, bring the unit’s hurricane protection up to current code, or, following the receipt of Association approval to do so, install new code-compliant hurricane protections.~~ Hurricane protections must comply with any and all specifications adopted by the Board of Directors pursuant to Fla. Stat. §718.113(5), as amended from time to time.

(The balance of Section 5 remains unchanged)