

16. ARCHITECTURAL AND ALTERATIONS

- A. No external structural changes, including, but not limited to, modification of external doors, windows, wall surfaces, roofs, balcony decks (including screening or any type of enclosure), or lighting fixtures, shall be made without first obtaining written approval. The On-Site Manager may issue written approval for certain types of modifications within guidelines approved by the Board. Any such request for change shall be submitted to Horizon Management Company or to the On-Site Manager. Such requests shall immediately be forwarded to the Architectural Committee and to the Board. After receipt of such requests, the Architectural Committee shall have ten (10) calendar days to submit written recommendations to the Board.

Any changes done without the required approval must be returned to the original condition at the expense of the Owner.

- B. No internal structural changes, including but not limited to, tile flooring, or plumbing may be made without first obtaining written approval. The On-site Manager, from his office, may issue written approval for certain types of modifications within guidelines approved by the Board. Any such request for change shall be submitted to Horizon Management Company or to the On-Site Manager. Such requests shall immediately be forwarded to the Architectural Committee and to the Board. After receipt of such request, the Architectural Committee shall have ten (10) calendar days to submit written recommendations to The Board.

Any changes done without the required approval must be returned to the original condition at the expense of the Owner.

Washers, dryers, and spa / Jacuzzi tubs shall not be installed in any Unit.

- C. No floor covering EXCEPT carpeting is permitted in living rooms, dining areas, bedrooms and halls in the 2nd and 3rd floor Units. This includes, but is not limited to, hardwood floors, tile, linoleum, etc.
- D. The responsibility for maintenance of the integrity of the waterproof membrane on the 2nd and 3rd floor balcony decks is and always has been the sole responsibility of the Owner. Periodic application of a waterproof deck coating is recommended.
- E. If an Owner should desire to install a permanent flooring system such as ceramic tile, slate, or similar materials on a balcony or deck, that Owner MUST FIRST REQUEST permission from the On-Site Manager and the Board. The Owner will be responsible to instruct their contractor that the installation they proposed will not cause damage to the integrity of the waterproofing and must provide them with a written guarantee. The Owner shall provide a copy of the guarantee to the Board, indemnify the Association, and assume the liability for any future damage to the structure.
- F. No Owner or Tenant shall paint any outside areas, including balconies and doors, without approval by the Board.
- G. The flashing at the intersection of the deck and wall is the responsibility of the Association. Should the Owner believe the flashing requires repair or replacement, he/she should contact the On-Site Manager. If the Owner is unsure, he/she should contact the On-Site Manager and have the flashing inspected.

- H. The use of drop cloths and elevator pads in the elevators, and drop clothes in the hallways, is required when construction is in progress in a Unit. See "Move-In / Move-Out" Section 5 above for additional elevator pad information.
- I. All Owners and Tenants employing contractors must supervise their use of the Common Area and will be responsible for any damage. Contractors are NOT allowed to prop open doors or gates. Garages and other parts of the Common Area may only be used for contractor staging with advance authorization from the On-Site Manager.
- J. Construction debris, carpet, appliances, countertops, etc., MAY NOT be disposed of in the Association dumpsters or recycle bins or be abandoned in the Common Area. All items must be hauled away for off-site disposal. **Violations are subject to a \$100 fine per occurrence, plus repair and/or clean-up costs for any damage.**
- K. Home improvement work, including carpet cleaning or other loud services, may only be performed Monday through Friday between the hours of 8:00 AM and 5:00 PM. Work on the weekends is NOT PERMITTED.
- L. Window coverings, drapes, blinds, etc., must meet building standards, which are white or off-white colors as seen from the outside.
- M. The On-Site Manager must approve shut-off of water supply lines not later than 24 hours prior to the scheduled shut-off.
- N. Approval Procedure: As indicated in this section, approval for all work must be obtained from either the On-Site Manager or the Board. In some cases, the On-Site Manager can approve a work/improvement request and issue specific Board-approved guidelines for such requests.

Types of work that the On-Site Manager cannot approve will require Board approval. These requests must be submitted to Horizon Management Company or to the on-Site Manager, who will present the request to the Board and Architectural Committee for review.

17. INDEMNITY AGREEMENT AND COVENANT RUNNING WITH THE LAND

[Adopted April 21, 2009]

Any owner requesting modifications to a Unit which affect the Common Area ("Modifications") must sign an Indemnity Agreement and Covenant running with the Land as a condition for received approval of the Modifications. The Indemnity Agreement shall indemnify the Association and its members, employees, agents, representatives, officers and directors (the "Association Group") from any damage resulting from the Modifications, to warrant that the Modifications will be performed by licensed contractors and according to applicable codes, to provide reasonable insurance and to do other things to protect the Association Group against any damage or injury that might result from the Modifications. The Indemnity Agreement and Covenant running with the Land form and recitals may be obtained from the management company for completion and submission to the Board of Directors.