

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
PINEHURST VILLAGE PROPERTY OWNERS ASSOCIATION, INC.**

Amend section 14 Roofing to reflect the vote of 2013.

Section 14. Roofing – As a result of the homeowner's vote at the 2013 General Membership meeting of the Pinehurst Village Property Owner's Association, a roof reserve was established. The reserve will cover roof replacement due to normal wear and tear. Each homeowner will be responsible to repair his or her roof should circumstances other than normal wear and tear occur.

In the event a property owner fails to make a roof repair necessary to protect the integrity of the structure, the Association shall have the right, but not the duty or the obligation, to make reasonable repairs or replacement of a roof if in its sole discretion it is necessary to preserve the integrity of the structure; and after notice to an owner of a dwelling to perform said maintenance, repair or replacement is not complied with for any reason whatsoever. Any and all costs incurred by the Association in performing repairs and replacement shall be paid out by the Owner and, if the Owner fails to pay, then the Association shall have the right to impose a special assessment against said Owner to pay the cost of repairs or replacement as determined by the Association. Such assessment shall in every aspect constitute a lien on the Dwelling, as would any other assessment of special assessment by the Association. The Association or its Agents shall have the right to enter upon any lot or Dwelling Unit or upon the exterior of any structure located on any Lot or Dwelling Unit for the purpose of providing repairs as deemed necessary by the Association, and any such entry by the Association or its agents shall not be deemed a trespass.

Written permission by the Pinehurst DAB is required in order to repair or replace a roof.

To insure continuity and harmony throughout Pinehurst Village, only GAF ELK Ultra Timberline shingles must be used to repair or re-roof and only Shakedwood or a similar color be allowed.

Any change in the shingle type or color must be approved by the DAB in addition to the Board of Directors.