

**Amendment to the Highland Woods Condominium Homes, Inc.  
Condominium Rules and Regulations as approved by the Board of  
Directors, September 2003**

Article I Financial Responsibility, Section 4, entitled Insurance Deductible, of the Rules and Regulations of the Highland Woods Condominium Homes, Inc. dated September, 2003 is hereby repealed in its entirety and replaced with the following:

4. Insurance Responsibility: Each Unit Owner is fully and completely responsible for the repair of damages or losses to their Unit, whether exterior or interior and from any cause whatsoever, whenever such losses are not insured under the Association's property insurance policy.

Pursuant to Paragraph 16, subparagraph A of the Highland Woods Condominium Declarations, and as amended May 31, 1984, both the Unit Owner and the Association have a requirement to obtain and maintain insurance for Units and Special Unit elements. Commencing with the effective date of this rule, the Unit Owner shall be solely responsible for the first \$5000.00 in losses to the owned Unit and Special Unit elements and for any unit-specific losses which are not covered under the Association's Policy or which may not be paid under the Associations Policy. Unit owners should seek to obtain and maintain insurance covering this unit-owner responsibility, but the Unit Owner's responsibility to pay for and repair damage to the Unit remains, irrespective of whether adequate insurance is maintained.

Adopted by the Board of Directors the 25th day of September, 2012.

Effective January 1, 2013.