

AMENDMENTS TO THE
ARCHITECTURAL REVIEW BOARD
DESIGN REVIEW MANUAL
FOR
KENSINGTON PARK MASTER ASSOCIATION, INC.

The Architectural Review Board Design Review Manual for Kensington Park Master Association, Inc. shall be amended as shown below:

Note: New language is underlined; language being deleted is shown in ~~struck through~~ type.

1. Section One, C.1.A. of the Architectural Review Board Design Review Manual for Kensington Park Master Association, Inc. shall be amended to read as follows:

- A. To draft Architectural Planning Criteria. ARB shall recommend to the Board modifications and/or amendments to the Architectural Planning Criteria. The Criteria for any item not contained in the written Architectural Planning Criteria shall be whatever already physically exists and has been previously approved within the Community for such an item, unless and until such item is added to the written Architectural Planning Criteria. If any item does not already exist within the Community as previously approved, and is not contained in the written Architectural Planning Criteria, then such item may not be used or placed within the Community unless and until such item is added to the written Architectural Planning Criteria. Any modification or amendment to Architectural Planning Criteria shall be consistent with provisions of this Declaration, and shall not be effective until adopted by a majority of Members of the Board of Directors of the Master Association. However, a receipt of a copy of a modification or amendment to the Architectural Planning Criteria shall not constitute a condition precedent to the effectiveness or validity of such change modifications.

2. A new Section 17. shall be added to Section Four, C. of the Architectural Review Board Design Review Manual for Kensington Park Master Association, Inc. to read as follows:

17. Attached Maid/Guest Quarters (5.42)

- Approved attached Maid/Guest Quarters may only be constructed on a lot to the rear of the footprint of the main Dwelling Structure. No such structures may be constructed to the side or front of the footprint of the main Dwelling Structure.

3. A new Section 21. shall be added to Section Five, C. of the Architectural Review Board Design Review Manual for Kensington Park Master Association, Inc. to read as follows:

21. Attached Maid/Guest Quarters (5.42)

- a. Approved attached Maid/Guest Quarters may only be constructed on a lot to the rear of the footprint of the main Dwelling. No such structures may be constructed to the side or front of the footprint of the main Dwelling Structure.