

**Text of Article VII, Sections 2(a)(2) and 3, from the Seventh Amendment to Whispering Meadows Declaration of Covenants, Conditions, Restrictions and Dedication of Easements**

*Approved by the Members of the Whispering Meadows Homeowners Association on October 9, 2023.*

*Recorded at the Office of the Jackson County Recorder of Deeds on October 17, 2023.*

*Effective October 17, 2023.*

*The image of the recorded Seventh Amendment can be accessed at <http://whisperingmeadows.org>*

**Article VII, Section 2(a)(2):**

(2) Townhome Unit exteriors, including painting, and repair or replacement of Townhome Unit driveways (excluding decorative borders and other Owner modifications) per Board policy.

**Article VII, Section 3:**

3. The Owner's Responsibility. Each Owner shall maintain, repair and replace at such Owner's expense all portions of such Owner's Lot and Townhome Unit which are not an Area of Common Responsibility, including, but not limited to, roofs, EIFS (exterior insulation finishing system) or stucco, foundation plantings and garden landscaping; concrete accessing (excluding driveways) per Board policy; foundation; all external structures attached to a Townhome Unit, such as decks (whether on the Owner's Lot or the Common Area); all exterior doors (including garage doors); all window glass or plexiglass repair or replacement; all appliances, heating, plumbing, electrical, air conditioning, air conditioning compressor and related facilities, fixtures, or installations, and any portion of any utility services (including meters) located within the interior of such Owner's Townhome Unit; and all interior improvements and fixtures which are appurtenant to each Townhome Unit, including without limitation, responsibility for all breakage, damage, malfunction, painting, repair and maintenance thereof. All fixtures and equipment installed within a Townhome Unit, commencing at a point where the utility and sewer lines, pipes, wires, conduit or systems enter through the exterior of the Townhome Unit, shall be maintained and kept in repair by the Owner thereof, except as otherwise provided in this Declaration. (See also Article IX, Sections 1(a) and 2.)