

POINTE NORTH HOMEOWNERS ASSOCIATION



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October 24, 2003

To: Pointe North Townhomes Homeowners

Dear Homeowner,

This notice is to inform you that the proposed Declaration changes to the homeowner's maintenance section 3.7 were passed, approved, and filed. These changes took effect in July of 2003. Because of these changes and clarifications to the responsibility of the homeowners. We suggest that you take a copy of the new section 3.7, which is on the next page, to your insurance agent to make sure that your policy is up to date. This will help you to avoid a claim which may fall between the Pointe North master policy and your own, which would leave you with no coverage to fix the damage.

Sincerely,

Patti Browning
Property Manager

pb/DM

Owner Maintenance § 3.7

An Owner shall maintain and keep in repair their interior, patio and/or balcony space (this does not include paint, siding, structural elements, cement, or floor boards of the patio and/or balcony space), storage space, and exterior paint on doors used for ingress and egress from the Unit. An Owner shall also maintain and keep in repair all fixtures and equipment installed within the Unit, commencing at the point where the utility lines, pipes, wires, conduits or systems branch off from the mainline ("mainline" shall be defined as all utility lines, pipes, wires, conduits, or systems which service more than one Unit) and have the sole function of servicing a single Owner's Unit wherever found, including but not limited to, the interior of the Unit or within the walls or sub-floors of the Unit and/or Building (which for brevity are hereafter referred to as "utilities"). An Owner shall be obliged to promptly repair and replace any broken or cracked glass in windows and doors, and shall be totally responsible for their own heating and cooling system. An Owner shall be wholly responsible for all mold and mildew which is found from the perimeter wall in, and for all mold and mildew, wherever found, which may occur due to Owner's negligence. An Owner shall be responsible for all damages which may occur to common elements or limited common elements, which is the result of Owner's negligence. Owner shall have a duty to report to management, within a reasonable period of time, all conditions which have damaged, are currently damaging, or may damage adjoining units or common elements. This paragraph shall amend and override any and all conflicting provisions within the Declaration and By-Laws, as necessary to enforce its full intent and meaning.