

ARTICLE VI

OBLIGATIONS OF THE MEMBERS

Section 1. Assessments.

(a) All Members are obligated to pay, in accordance with the provisions of the Declaration, all assessments imposed by the Association, to meet all expenses of the Association.

(b) All delinquent assessments shall be enforced, collected or foreclosed in the manner provided in the Declaration.

Section 2. Maintenance and Repair.

(a) Every Member must perform promptly, at his sole cost and expense, such maintenance and repair work within his own Residence, as required under the provisions of the Declaration. As further provided in the Declaration, all plans for alterations and repair of structural or utility bearing portions of any of the buildings housing the Units must receive the prior written consent of the Architectural Committee. The Architectural Committee shall establish reasonable procedures for the granting of such approval, in accordance with the Declaration.

(b) As further provided in the Declaration, each Member shall reimburse the Association for any expenditures incurred in repairing or replacing any portion of the Common Areas or other properties owned or controlled by the Association, which are damaged through the fault of such Member or his family, guests or tenants. Such expenditures shall include all court costs and reasonable attorneys' fees incurred in enforcing any provision of these By-Laws or the Declaration.

ARTICLE VII

AMENDMENTS TO BY-LAWS

These By-Laws and the Declaration may be amended by the Association in a duly constituted meeting of the Members for such purpose. No amendment to these By-Laws shall take effect unless approved by at least a majority of a quorum of Members present, in person or by proxy, at a duly constituted regular or special meeting of the Members; provided, however, that these By-Laws may be amended by a majority of the entire Board, at any time prior to the Close of Escrow for the sale of the first Condominium to a purchaser from Grantor. The prior written approval of each institutional holder of a first deed of trust lien of record made in good faith and for value on a Condominium in the Project must be secured before any material amendment to these By-Laws which adversely affects the rights of such institutional holder, may take effect, and this sentence may not be amended without such prior written approval. The term "institutional holder" as used