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AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR THE GABLES

Prepared by: David Rooks, Northen Blue, LLP
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PIN: 9788-39-4516.001-016

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WHEREAS, the developer of The Gables recorded a Declaration of Condominium
Ownership for The Gables at Book 605, Page 316, Orange County Registry ("Declaration"); and,

WHEREAS, Section 25 of the Declaration it can be amended by a written instrument
signed by owners of 75% of the undivided interests in the condominium;

NOW, THEREFORE, the undersigned being the owners of at least 75% of the undivided
interests in The Gables adopt the following amendments to the Declaration and to the By-Laws:

- 1. Section 6(d) of the Declaration is amended to read:

(d). Each unit has a balcony appurtenant thereto as shown on the Drawings. The balconies are limited common elements allocated exclusively to that Unit. In addition, Units 601 and 602 have roof terraces, as shown on the Drawings, which are limited common elements allocated exclusively to those Units. Each Unit owner will be responsible for the maintenance, cleaning, repair of the surface of their balcony or roof/terrace. Unit owners will not use the roof/terrace in a manner that might inhibit or obstruct the flow of drainage between and below the surface of the roof/terrace. The Owners Association will be responsible for the maintenance of any waterproofing membranes on the roof/terraces and shall have access as necessary to inspect and repair the waterproofing membranes and underlying drains. Unit Owners may, with the advance approval of the Association's Board of Directors, make improvements to the limited common areas appurtenant that owners Unit but any such improvement will be made at the Unit Owner's risk. The Owners Association will not be obligated to reimburse Unit Owners for any damage it or its contractors might do to any decoration or



improvement a Unit Owner might have made to the limited common area in the course of performing maintenance to the structure.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals.

This the 15 day of SEP 2015.

Jeffrey Gray Martin (Seal)
Jeffrey Gray Martin – Unit 101

Maria DeGuzman (Seal)
Maria DeGuzman – Unit 201

Earl C. Smith, Jr. (Seal)
Earl C. Smith, Jr. – Unit 301

Stephen P. Miller (Seal)
Stephen P. Miller – Unit 302

Lynn F. Dudka (Seal)
Lynn F. Dudka - Unit 302

Rex J. Moody (Seal)
Rex J. Moody – Unit 303

Acadia Eastern Bay, LLC

By: Janice Woychik
Janice Woychik – Unit 304

Jouko K. Halme (Seal)
Jouko K. Halme – Unit 401

Anja Pirkko Halme (Seal)
Anja Pirkko Halme – Unit 401

Harry T. Branch (Seal)
Harry T. Branch – Unit 402

(Seal)
David N. Levinson, Trustee – Unit 403