

EXHIBIT "A"

SAUSALITO PLACE HOMEOWNERS ASSOCIATION, INC.

PROPOSED AMENDMENTS TO THE  
AMENDED AND RESTATED DECLARATION OF COVENANTS,  
RESTRICTIONS AND EASEMENTS OF SAUSALITO PLACE  
HOMEOWNERS ASSOCIATION, INC.

It is proposed that the Amended and Restated Declaration of Covenants, Restrictions and Easements of Sausalito Place Homeowners Association, Inc., be amended as follows (additions are indicated by underline; deletions by ~~strike-out~~):

**Item 1.** It is proposed that Article VII, Section 2 of the Declaration be amended as follows:

\* \* \*

~~When such a Lot is sold to a new owner, all changes in landscaping and plantings shall become part of the property and will be maintained by the Association unless the new owner elects to continue to maintain the changes on their own.~~

\* \* \*

**Item 2.** It is proposed that Article VIII of the Declaration entitled "Maintenance and Repair Obligations" be amended as follows:

Each owner shall maintain his Lot in a good, safe, clean, neat and attractive condition in accordance with this Declaration and the Community Wide Standards established pursuant thereto. In particular, the exterior of each residence building including, but not limited to, roof, walls, windows, patio areas, pools, screening, awnings, outdoor lighting, walks, driveways, ~~irrigation system, landscaping,~~ mailboxes and newspaper boxes shall be maintained in good and functional conditions and repair in a neat and attractive manner, in accordance with rules or specifications promulgated from time to time by the Association and/or the Architectural Control Committee. No excessive rust or other mineral deposits on the exterior of any residences from the Lot's irrigation system, peeling of paint or discoloration of same shall be permitted. Each Owner shall also keep and maintain his Lot and residence owned by him and Limited Common Property appurtenant thereto, in good condition and repair, including, but not limited to:

(a) repairing (or other appropriate external care) of all structures; and

(b) maintenance of all landscaping ~~including but not limited to all trees, hedges, lawns, shrubbery and other landscaping~~ planted by the Owner after approval by the Association and which ~~will not otherwise be maintained by the Association~~ does not agree to maintain. Upon sale of the Lot, responsibility for maintaining approved plantings by the previous owner or owners passes with title to the new owner or owners.

Except as set forth herein, the Association shall be responsible to maintain, repair and replace all landscaping located on the Lots, and the Association shall be responsible to maintain, repair, replace and operate all irrigation systems.

**[The remainder of Article VIII remains unchanged.]**

**Item 3.** It is proposed that Article IX, Section 16 of the Declaration entitled "Trees" be amended as follows:

Owners shall not remove trees on their Lots nor trim trees which the Association has the duty to maintain, repair and replace ~~excessively unless such trees are diseased.~~ Owners shall not remove trees that Owners have planted on the Lots or trim such trees excessively without obtaining written approval from the Board of Directors. ~~Any tree removal must be replaced with a tree of similar variety and quality which will, when mature, be of similar size to the tree which was removed.~~ Any tree removal and replacement is subject to any required prior approval of all applicable governmental authorities and the Board of Directors.

APR 20 2007

**DICKER, KRIVOK & STOLOFF, P.A.**

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April 17, 2007

Board of Directors  
Sausalito Place Homeowners Association, Inc.  
c/o A & N Management  
6143 Congress Ave, # 220  
Boca Raton, FL 33487

**Re: Sausalito Place Homeowners Association, Inc.  
/Recorded Certificate of Amendment**

*CHANGE*

Dear Directors:

Enclosed is the original recorded Certificate of Amendment to the Declaration of Covenants, Restrictions and Easements for Sausalito Place Homeowners Association, Inc.

The Certificate and Amendment are Association official records and should be kept with the Association's other official records in a location safe from accidental loss or destruction. The Association may want to provide members with copies of the recorded documents.

If you have any questions regarding this document, please do not hesitate to call.

Very truly yours,

  
SCOTT A. STOLOFF  
For the Firm

SAS/rv

Encl.

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