

**EXHIBIT "A"**

**AMENDMENT TO THE  
SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
WESTMINSTER COMMUNITY ASSOCIATION, INC.**

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The Second Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Westminster Community Association, Inc. shall be amended as follows (otherwise, all other provisions shall remain the same):

*Note: Language to be added is underlined. Language to be deleted is ~~struck through~~.*

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**SECTION 8 – COMMON AREAS**

*Section 8.1 through Section 8.2 shall remain unchanged.*

**SECTION 8.3 – Maintenance and Alteration.** The Community Association is responsible for the maintenance, repair, replacement, insurance, protection and control of all Common Areas in accordance with all applicable laws, and shall keep the same in good, safe, clean, attractive and sanitary condition, and in good working order at all times. There shall be no material alterations of or substantial additions to the Common Areas costing more than \$40,000.00, in the aggregate during any fiscal year unless first approved by a vote of at least two-thirds (2/3<sup>rd</sup>s) of the Members present (in person or by proxy) and voting at a duly noticed membership meeting at which a quorum is present ~~majority of the voting interests of the Members of the Community Association.~~ However, if work that is reasonably necessary to meet the Community Association's obligations under the first sentence of this Section 8.3 also constitutes a material alteration or substantial addition, no prior membership approval is required.

*Section 8.4 through Section 8.6 shall remain unchanged.*