

## **PROPOSED AMENDMENTS – SUBJECT TO VOTE BY THE QF RESIDENTS AT MARCH 17, 2020 BOD MEETING**

**Section 2.17 - Uniform Design.** All Units shall be and remain of like exterior design, shape, color, and appearance as other Units of the same class or type. All plumbing and heating vents protruding from roofs of Units shall be painted the same color as the roof. Notwithstanding the foregoing, the Board of Directors may approve changes in the exterior appearance, provided that any such approval shall be applicable to all Units within Quail Forest. Any such approval by the Board of Directors shall include the location, size, type or appearance and may include guidelines and standards published by the Board of Directors.

*[The above amendment includes the last full line that tracks 720.3035(1) of the Florida Statutes, which will provide structure (requiring that the Board identify the location, size, type and appearance) for approvals. This amendment allows the members (owners) to vote to give the Board authority to approve changes to the exterior appearance, provided only that any such approval meets the requirements specified in the amendment and that all such approvals shall be applicable to all Units.]*

**Section 2.34 – Insurance.** In order to insure that adequate funds are available to insure that reconstruction, rebuilding, or repairing of Units is effected promptly and properly in accordance with the Declaration, each Owner shall purchase fire and extended coverage insurance insuring his Unit for its full insurable value, which insurance shall include public liability, shall designate the Association as a ~~co-insured~~ co-interest thereunder, and shall be charged to and paid by the Owner obtaining same. All Owners shall be required to keep said coverage continuously in force and shall furnish to the Association a certificate of such coverage and whatever else reasonably may be required to satisfy the Association that such coverage is and remains in full force and effect.

In the event that any Owner fails or refuses to provide such insurance coverage for his unit in accordance with the provisions hereof, or evidence of such, then the Association may, at its option, obtain such insurance coverage and assess the Owner for the cost of such.