

2. Easements. A new Subsection 3(d) is hereby added to Article IV of the Declaration as follows:

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"(d). ADDITIONAL EASEMENTS: In addition to the easements provided for herein, the Board, on behalf of all of the Unit Owners, shall have the right and power (a) to grant such easements with respect to the Common Elements as the Board deems advisable and proper, including, without limitation, access easements for emergency and service vehicles operated by any governmental authority or private enterprise and easements for installation and operation of cable or satellite television or other communications systems, and/or

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(b) to cancel, alter, change or modify any easement which affects the Property and does not benefit a Unit Owner, as the Board shall, in its discretion, determine. Without limiting the foregoing, until such time as the Trustee no longer holds title to a portion of the Parcel, the Board shall grant such easements as the Trustee or Developer, may from time to time request including, but not limited to, such easements as may be required to construct, keep and maintain improvements upon the Common Elements or to provide necessary utility services. Each person, by acceptance of a deed, mortgage, trust deed, other evidence of obligation, or other instrument relating to a Unit, shall be deemed to grant a power coupled with an interest to the Board, as attorney-in-fact, to grant, cancel, alter or otherwise change the easements provided for in this Section. Any instrument executed pursuant to the power granted herein shall be executed by the President and attested to by the Secretary of the Association and duly recorded."

3. Insurance. The following is hereby added to Section 4 of Article VI of the Declaration:

"The Board shall obtain as a common expense fidelity bond indemnifying the Association, the Board and the Unit Owners for loss of funds resulting from fraudulent or dishonest acts of any employee of the Association or of any other person handling the funds of the Association, the Board or the Owners in such amount as the Board shall deem desirable."