

draperies, shades or other items visible on the exterior of the Building, shall be subject to the rules and regulations of the Board. Decorating of the Common Elements (other than interior surfaces within the Units as above provided), and any redecorating of Units to the extent made necessary by any damage to existing decorating of such Units caused by maintenance, repair or replacement work on the Common Elements by the Board, shall be furnished by the Board as part of the common expenses.

3. ALTERATIONS, ADDITIONS OR IMPROVEMENTS. No alterations of any Common Elements or any additions or improvements thereto, shall be made by any Unit Owner without the prior written approval of the Board. Any Unit Owner may make alterations, additions and improvements within his Unit without the prior written approval of the Board. In any event, a Unit Owner making alterations, additions and improvements shall be responsible for any damage to other Units, the Common Elements, or the Property as a result of such alterations, additions or improvements. Nothing shall be done in any Unit, or in, on or to the Common Elements which will impair the structural integrity of the Building or which would structurally change the Building.

~~ARTICLE IX~~ Deleted, 4th
Amend.
SALE, LEASING OR OTHER ALIENATION

~~1. SALE OR LEASE. Any Unit Owner other than the Trustee, or a Bank or Savings and Loan Association acting individually and not as Trustee for another, who wishes to sell or lease his Unit Ownership (or any lessee of any Unit wishing to assign or sublease such Unit) shall give to the Board not less than thirty (30) days prior written notice of his intent to sell or lease including the terms of, and a copy of, any contract to sell or lease, entered into subject to the Board's action as set forth hereinafter together with a copy of such contract, the name, address and financial and character references of the proposed purchaser or lessee, a recent credit report regarding the proposed purchaser or lessee prepared by a recognized credit reporting agency approved by the Board, and such other information concerning the proposed purchaser or lessee as the Board may reasonably require. No Unit Owner shall lease his Unit for a period longer than twelve (12) months nor shall any lease of a Unit contain any option which would extend its term to a period in excess of twelve (12) months. The members of the Board acting on behalf of the other Unit Owners shall at all times have the first right and option to purchase or lease such Unit Ownership upon the same terms, which option shall be exercisable for a period of thirty (30) days following the date of receipt of such notice of contract including all items specified in the first sentence of this Article IX, Section 1. If said option is not exercised by the Board within said thirty (30) days, the Unit Owner (or lessee) may, at the expiration of said thirty (30) day period and at any time within ninety (90) days after the expiration of said period, proceed to consummate the sale (or sublease or assignment of) such Unit Ownership to the proposed purchaser or lessee named in such notice upon the terms specified therein. If the Unit Owner (or lessee) fails to close said proposed sale or lease transaction within said ninety (90) days, the Unit Ownership shall again become subject to the Board's right of first refusal as herein provided.~~