

be made when authorized by the Board of Directors and approved by not less than a majority of the Unit co-owners exclusively or substantially exclusively benefiting therefrom. Where the approval of Unit co-owners for alterations or additions to General Common Elements or Limited Common Elements of the property is required as provided herein, the approval of the owners of the institutional first mortgage encumbering units in this property shall also be required.

XV.

MAINTENANCE AND REPAIR OF EACH UNIT

Each unit co-owner agrees as follows:

A. To maintain in good condition and repair, his Unit and all interior surfaces within or surrounding his Unit (such as the surfaces of the walls, ceilings and floors) whether or not part of the Unit or General Common Elements and the entire interior of his Unit, and to maintain and repair the fixtures and equipment therein, which include but is not limited to the following, where applicable: air-conditioning and heating units, including the air-conditioning condenser unit which is outside the Unit, refrigerators, stoves, fans, hot-water heaters, dishwashers, and other appliances, drains, plumbing fixtures and connections, sinks, all plumbing and water lines within the Unit, electric panels and wiring, electric outlets and fixtures within the unit, and any repairs on the individual balcony, interior doors, windows, screening and glass, and pay for such utilities as are separately metered to this unit. Where a Unit is carpeted, the cost of replacing carpeting shall be borne by the co-owner of said Unit. The co-owner shall maintain the patio appurtenant to his Unit.

B. To make no structural addition or alteration to his Unit or to the Common Elements, without prior consent of the Association and all mortgagees holding a mortgage on his unit.

C. To make no alteration, decoration, repair, replacement or change of the Common Elements, or to any outside or exterior portion of the building; to use only those contractors or sub-contractors within his Unit approved by the Board of Directors of the Association. However,