

of the foregoing shall be assessed as common expenses. Where any alteration or additions, as aforesaid-i.e.; as to the General Common Elements or Limited Common Elements of this property, are exclusively or substantially exclusively for the benefit of the Unit co-owner(s) requesting same, then the cost of such alterations or additions shall be assessed against and collected solely from the Unit co-owner(s) exclusively or substantially exclusively benefiting, and the assessment shall be levied in such proportion as may be determined as fair and equitable by the Board of Directors of the Association. Where such alterations or additions exclusively or substantially exclusively benefit Unit co-owners requesting same, said alterations or additions shall only 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.

XVI.

MAINTENANCE AND REPAIR BY EACH UNIT CO-OWNER

Each Unit co-owner agrees as follows:

A. To maintain and repair said premises pursuant to Article XIV of this Master Deed and to pay for such utilities as are separately metered to this Unit. The co-owner shall maintain the patio and backyard appurtenant to his Unit and/or maintain the patio or limited common elements exclusively assigned to his Unit.