

D. The ownership of each residence shall include, and there shall pass with each residence as appurtenances thereto whether or not separately described, all of the rights, title and interest of a residence owner in the condominium property, which shall include but not be limited to:

1. Common Area, Limited Common Area and Facilities. A residence owner's undivided percentage interest in the common area, limited common areas and facilities (General Common Elements and Limited Common Elements) .

2. Association membership. Such membership shall include the right to vote on all matters which under the Declaration (Master Deed) and By-Laws are required or authorized to be decided by residence owners. The Association shall have one class of voting membership which shall consist of all residence owners including the Declarant. Such residence owners shall be entitled to the percentage ownership equal to the percentage share of the common area and facilities (common elements), limited common area (limited common elements) and the right to vote according to said percentage. When more than one person holds such interest in any residence, the vote for such residence shall be exercised as they among themselves determine. In no event shall more than the percentage of ownership vote be cast with respect to any residence.

3. The residence owner's undivided percentage interest in the common area, limited common areas and facilities at any particular time shall be the percentage allocated to the respective residences as set forth in the schedule attached hereto as Exhibit "D" , and by reference incorporated herein.

E. Repairs, Maintenance and Improvements. The Association shall provide exterior maintenance upon each residence as follows: stain, (or paint as the case may be), repair, replace and care for roofs, exterior building surfaces, stoops and outside steps, patios, decks, screened porches, excluding, however, the screens for the screened porches, paint and caulking to outside of window sills and window frames, and paint to outside of exterior doors and decks, as part of routine painting and staining of more than one unit, except the Association shall not be responsible for the repair and replacement of windows, including locks, knobs, handles and movable parts, frames and glass nor shall the Association be responsible for the repair and replacement of doors, including locks, knobs, handles, movable parts and frames. The Association shall not be responsible for the repair, maintenance, and repair of light receptacles and hose bibs outside the unit which serve only one unit. Also, the Association shall not be responsible for painting, staining and caulking around any window or door in the event they are repaired or replaced other than in periodic