

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, decks, patios, storage and service areas, paint and caulking to outside of window sills and window frames and paint to outside of exterior doors and decks, except the Association shall not be responsible for the maintenance, repair and replacement of windows and doors. In the event that the Board of Directors shall determine that the need for maintenance or repairs by the Association as provided for in this paragraph is caused through the willful or negligent act of a residence owner, his lessee or their family, guests or invitees and not covered or paid for by insurance, the cost of such maintenance or repairs shall be added to and become a part of the assessment to which such residence owner is subject. Maintenance of a residence shall otherwise be the responsibility of the residence owner, which responsibility shall be governed by and shall include but not be limited to the following:

1. Each residence owner shall maintain, repair and replace, at his expense, all portions of the residence, except for items which are the responsibility of the Association as a common expense.

All residence owners shall have the responsibility for the maintenance, repair and replacement, where applicable, for the following:

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