

surrounding the Townhome, electric panels and wiring, electric outlets and fixtures within or surrounding the Townhome, and any repairs on the individual balcony, doors, windows, screening and glass. Each Owner shall pay for such utilities as are separately metered to his Townhome. Where a Townhome is carpeted, the cost of replacing carpeting shall be borne by the Owner of said Townhome. The Owner shall maintain any deck, balcony, carport and chimney appurtenant to his Townhome.

B. Not to make or cause to be made any structural addition or alteration to his Townhome or to the General Common Elements, without prior consent of the Associations and all mortgages holding a mortgage on his Townhome.

C. To make no alteration, decoration, repair, replacement or change of the General Common Elements or to any outside or exterior portion of the Building; to use only those contractors or sub-contractors within his Townhome approved by the Board of Directors of the Association. However, institutional mortgagees may use such contractors or sub-contractors as they desire.

D. To permit the Board of Directors, or the agent or employees of the Association, to enter into any Townhome (i) for the purpose of maintenance, inspection, repair, replacement of the improvement included within the General Common Elements; or (ii) to determine, in case of emergency, any circumstances which may be threatening Townhomes or the General Common Elements; or (iii) to determine compliance with the provisions of this Master Deed and the By-Laws of the Association.

E. To show no signs, advertisements, or notices of any type on the General Common Elements or his Townhome, and erect no exterior antenna or aerials, except Developer and Developer's lender(s) may display signs during the construction period and also for the sale of lease of Townhomes owned by them under foreclosure or deeds in lieu of foreclosure.

Section 2.

Failure to Maintain Townhome. In the event the Owner of a Townhome fails to maintain said Townhome and Limited Common Elements, as are