

14. Management. Management, maintenance and repair of the property, acquisition, maintenance, repair, and replacement of common furnishings, and administration of the affairs of partners with respect to the use of the property, occupancy of the property with respect to the use of the property, occupancy of the property, and payment of expenses and costs enumerated shall be under the direction and control of the manager and it is expressly authorized, in the manager's discretion and on behalf of the partners, to do any or all of the following to the extent not inconsistent with directions given by a majority in interest of partners:

- a. To repair, maintain, repaint, remodel, furnish, or refurnish the property or any part thereof; to establish reserves for anticipated costs, including the acquisition and replacement of common furnishings; and to acquire and pay for materials, supplies, furniture, furnishings, labor, or services which the manager deems necessary or proper for the maintenance and operation of the Unit. The manager shall not, however, make any discretionary capital expenditure which exceeds available reserves by more than \$1,000 without the prior approval of a majority in interest of partners.
- b. To obtain and pay the cost of recreational privileges and electrical, telephone, gas, cable television, and other utility services for the property.
- c. To adopt from time to time and enforce reasonable rules relating to the possession, use, and enjoyment of the property by the partners.
- d. To obtain and pay the cost of legal and accounting services necessary or proper in the maintenance and operation of the property.
- e. To obtain and pay the cost of: (i) insurance covering the property and the common furnishings against loss or damage or fire and other hazards customarily covered by fire insurance policies written with extended coverage; (ii) public liability insurance, insuring against liability for personal injury or property damage resulting from an occurrence in, on, or about the property, and (iii) any other insurance deemed necessary or desirable by the manager or by a majority in interest of partners. The policies of insurance shall cover such risks and be written by such insurers and in such amounts as the manager shall deem proper.
- f. To do all other acts or things necessary or appropriate for the ordinary and necessary operation and maintenance of the Unit or to preserve and protect the property in the event of any emergency.

15. Use Expenses. Each partner shall pay:

- a. The cost of long distance telephone charges or telephone message unit charges, firewood, or other special services