

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, and also, except the hot water boilers for the forty-eight (48) Plaza units as shown on Exhibit "B", hereinafter referred to as the "Plaza Units".

The co-owners of the Plaza Units shall be responsible for the maintenance, repair and replacement of the hot water boilers of the Plaza Units together with the cost of the gas for the hot water systems.

Each co-owner of the Plaza Units shall be responsible for one forty-eighth (1/48th) of the expense of gas for the hot water systems and the expense of maintenance, repair and replacement of the hot water boilers.

Each co-owner other than owners of the Plaza Units shall be responsible for maintenance, repair, and replacement of the hot water heater in his unit.

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

heating and air conditioning units, condensers, refrigerators, stoves, dishwashers, disposals, toilets, sinks, bathtubs, showers, all pipes and valves not within floors or walls, carpet, floor covering, interior paint, wallpaper, paneling, light fixtures, windows, doors and any other appliances and fixtures within the unit.

Where in order to perform maintenance and to make repairs and replacements to his residence it is reasonably necessary or practically desirable for the residence owner to go in or upon other residences or to do damage to other residences he shall have that right provided such is done with as little inconvenience to the residence owner of such other residence and provided further that all damage to such other residence is repaired and restored as quickly as possible at the sole expense of the residence owner whose repair work made necessary such damage and provided further that reasonable assurance and security for such repair and restoration is given by the repairing residence owner to the residence owner whose residence is to be so damaged. All such maintenance, repair and replacement shall be subject to all of the requirements and shall be performed in accordance with the standards of all governmental bodies or agencies having jurisdiction thereof.

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