

(i.e. to the General Common Elements or Limited Common Elements) are exclusively or substantially exclusively for the benefit of the Residence Co-owner(s) requesting same, then the cost of such alterations or additions shall be assessed against and collected solely from such Residence Co-owner(s), and the assessment shall be levied in such proportion as may be determined as fair and equitable by the Board of Directors and approved by not less than a majority of the Residence Co-owners exclusively or substantially exclusively benefiting therefrom.

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MAINTENANCE AND REPAIR OF EACH RESIDENCE

Section 1.

Responsibility. Each Residence Co-owner agrees as follows:

A. To maintain in good condition and repair his Residence and all interior surfaces within or surrounding his Residence (such as the surfaces of the walls, ceilings and floors) whether or not part of the Residence or General Common Elements, and the entire interior of his Residence, and to maintain and repair the fixtures and equipment located within or exclusively serving his Residence, which include but are not limited to the following, where applicable: Air-conditioning and hearing unit, including the air-conditioning condenser unit which is outside the Residence, refrigerators, stoves, fans, hot-water heaters, dishwashers, and other appliances, drains, plumbing fixtures and connections, sinks, all plumbing and water lines within or surrounding the Residence, electric panels and wiring, electric outlets and fixtures within or surrounding the Residence, 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 Residence. Where a Residence is carpeted, the cost of replacing carpeting shall be borne by the Owner of said Residence. The Owner shall maintain any deck, patio, balcony, screen porch and chimney appurtenant to his Residence.

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

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