

Section 2. All maintenance of and repair to any Condominium Unit whether structural or non-structural, ordinary or extraordinary, other than maintenance of and repair to any General Common Elements contained therein or any Limited Common Elements adjacent and appurtenant thereto, and not necessitated by the misuse or neglect of the Owner or Owners of another Condominium Unit, shall be made by the Owner or Owners thereof, and such Owner or Owners shall keep the same in good condition and repair. Each such Owner shall be responsible for any and all damage to any and all other Condominium Units, to the General Common Elements and Limited Common Elements caused by his failure to do so.

All maintenance, repairs and replacements to the General Common Elements and Limited Common Elements, whether located inside or outside of the Condominium Units, unless necessitated by the negligence, misuse or neglect of the Owner or Owners of a Condominium Unit, in which case the cost shall be borne by the Owner or Owners of such Condominium Unit, shall be made by the Association or at its direction and shall be charged to the members thereof as a Common Expense.

Section 3. Each and every Owner by accepting a deed to a Condominium Unit thereby grants to the managing agent or such other person designated by the Board of Directors, in the event that fire or some similar emergency is, in the opinion of such agent or designated person, threatening his Condominium Unit, the right to enter the same regardless of whether such Owner is present at such time. For such purpose, each and every Owner shall provide the Association with a key to his to his Condominium Unit.

Section 4. All Owners, their families, guests, visitors and tenants, and each and every occupant of a Condominium Unit shall at all times observe the published rules of conduct which may be established from time to time by the Association or its Board of Directors.

Section 5. An Owner who mortgages his dwelling or executes and delivers a mortgage or other security instrument which may become a lien on his Condominium Unit shall notify the president or the Board of Directors of the name and address of his mortgagee, and thereby authorize the Association to furnish such information as such mortgagees may request respecting unpaid assessments, taxes or other reasonable information concerning such Unit.