

Maintenance of a residence shall otherwise be the responsibility of a residence owner which shall include, but not be limited to, statements that follow:

Each residence owner shall have 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.

Each Owner agrees to maintain in good condition and repair his Unit, all interior surfaces and all items enumerated in the first paragraph. Where a Unit is carpeted the cost of replacing

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