

carpeting shall be borne by the Unit owner and the Unit owner shall maintain his patio and the back yard appurtenant to his Unit.

The residence Owner shall make no alteration or additions to his Unit, the General Common Elements or Limited Common Elements except as authorized by the Association by a majority vote of the Co-owners and with permission of Declarant herein if Declarant owns Units, and with the permission of any mortgagees holding a mortgage on any Units. The Unit Owner agrees to use only those contractors or subcontractors approved by the Board of Directors of the Association or the Declarant herein if Declarant continues to own Units at the time the work is done. Each Owner shall permit the Association, its Board of Directors or agents or employees of the Association to enter any Unit for purposes of maintenance, inspection, repair or replacement of the improvements within the Units, or the General Common Elements, or to determine, in case of emergency, the circumstances threatening Units or the General Common Elements or to determine compliance with the provisions of this Master Deed and the By-Laws of the Association.

XI.

FAILURE TO MAINTAIN UNIT

In the event the co-owner of a Unit fails to maintain said Unit or Common Element, as is required in this Master Deed, or shall make any structural addition or alteration without the written consent of the Association, or otherwise violates the provisions of this Master Deed, the Association shall have the right to go into a Court of Equity seeking injunctive relief for compliance with this Master Deed. In lieu thereof, and in addition to, the Association shall have the right to levy an

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