

E. No Unit co-owner shall permit or suffer anything to be done or kept in his apartment which will increase the rate of insurance on the Unit.

F. No immoral, improper, offensive, or unlawful use shall be made of the General Common Elements or Limited Common Elements or of any Unit, or any part thereof.

XIII.

MAINTENANCE AND REPAIR OF EACH UNIT

Each Unit co-owner agrees as follows:

A. To maintain in good condition and repair, his Unit and all interior surfaces within or surrounding his Unit (such as the surfaces of the walls, ceilings and floors) whether or not part of the Unit or General Common Elements and the entire interior of his Unit, and to maintain and repair the fixtures and equipment therein, which includes but is not limited to the following, where applicable: Air-conditioning and heating units, including air-conditioning condenser unit which is outside the Unit, refrigerators, stoves, fans, hot-water heaters, dish-washers, and other appliances, drains, plumbing fixtures and connections, sinks, all plumbing and water lines within the Unit, electric panels and wiring, electric outlets and fixtures within the unit, and any repairs on the interior doors, windows, screening and glass, and pay for such utilities as are separately metered to his Unit. The cost of replacing carpeting shall be borne by the co-owner of said Unit. The co-owner shall maintain chimneys, decks, storage room and steps appurtenant to his Unit.

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

C. To make no alteration, decoration, repair, replacement or change of the General Common Elements, or to any outside or exterior portion of the building; to use only those contractors or sub-contractors within his Unit approved by the Board of Administration. However, institutional mortgagees may use such contractors or sub-contractors as they desire.