

or eminent domain.

B. Any material amendment to the Master Deed or to the By-Laws, including, but not limited to, any amendment which would change the percentage interest of the Unit co-owners in the Project.

C. The effectuation of any decision by Oak Grove Village Condominiums Homeowners' Association, Inc. to terminate professional management and assume self-management of the Project.

XV.

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 floor) 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 units which are outside the Unit, refrigerators, stoves, fans, hot-water heaters, dishwasher, and other appliances, drains, plumbing fixtures and connections, sinks, all plumbing and water lines within the Unit, and any repairs on the interior doors, windows, screening and glass, and pay for such utilities as are separately metered to this Unit. The cost of replacing carpeting shall be borne by the co-owner of said Unit. The co-owner shall maintain chimneys, decks, storage rooms and steps appurtenant to his Unit.

B. Not to make or cause to be made any structural addition or alteration to his Unit or the General Common Elements, without prior consent of the Association 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 of exterior portion of the building; to use only those contracts or sub-contractors within his Unit approved by the Association. However, institutional mortgagees may use such contractors or sub-contractors as they desire.

4328 RV-2

4328 RV-2