

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 carpeting shall be borne by the unit owner and the unit owner shall maintain his patio and 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 the Declarant herein if Declarant owns units, and with the permission of any mortgagees holding a mortgage on any unit(s). The unit owner agrees to use only those contractors or subcontractors approved by the Board of Directors of the Association of 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 elements as is required in this Master Deed, or shall make any structural additions or alterations 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