

(c) All maintenance, repair and replacement to the common elements as defined in the Master Deed, the painting and decorating of the exterior doors and exterior window sash and the washing of exterior glass shall be made by the Board of Administration or its agent and shall be charged to all the unit owners as a common expense, excepting to the extent that the same may be necessitated by the negligence, misuse or neglect of the unit owner, in which such case the expense shall be charged to such unit owner.

Section 7. SEWER RENTS. Sewer services shall be supplied by the appropriate public utility and each unit owner shall pay the unit's charge. Sewer expense for common elements shall be paid by the Board of Administration.

Section 8. WATER AND ELECTRICITY. Water and electricity shall be supplied by the public utility company serving the area directly to each unit through a separate meter and each unit owner shall be required to pay the bills for water and electricity consumed or used in his unit. The water and electricity serving the common elements shall be separately metered, and the Board of Administration shall pay all bills for water and electricity consumed in such portions of the common elements, as a common expense.

Section 9. USE OF APARTMENTS - INTERNAL OR EXTERNAL CHANGES

(a) All units shall be utilized for residential purposes only. This shall expressly include the right of the owner to rent such units to others for residential purposes. Moreover, so long as any units remain unsold by Sponsor, Sponsor or its agent shall be authorized to maintain a sale model within the Regime for purposes of promoting the sale of units.

(b) A co-owner shall not make structural modifications or alterations in his unit or installations located therein without previously notifying the Regime in writing, through the Management Agent, if any, or through the President if no Management Agent is employed. The Regime shall have the obligation to answer within thirty (30) days from the actual receipt of such notice and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification or alteration.

(c) A co-owner shall make no changes whatsoever to the exterior of the unit, any stairs, decks, patio or balconies appurtenant thereto, or to any of the limited or general common elements without approval of two-thirds (2/3) of the co-owners of said Regime. Provided, however, that the Board of Administration shall be authorized to approve minor additions to landscaping and other exterior minor changes or additions of this nature which in their sole discretion will not interfere or conflict with the overall scheme and appearance of the common areas.

Section 10. USE OF COMMON ELEMENTS. Except as authorized by Section 9(c) a co-owner shall not place or cause to be placed in the passages, parking areas, roads, or other common areas any furniture packages or obstructions of any kind. Such areas shall be held in common for the enjoyment of the co-owners and shall be used for no other purpose than for normal transit through or use of them and for normal vehicular parking.

Section 11. RIGHT OF ENTRY.

(a) A co-owner shall grant the right of entry to the management agent or to any person authorized by the Board in case of any emergency originating in or threatening his unit, whether the co-owner is present at the time or not.

(b) A co-owner shall permit other co-owners, or their representatives, when so required, to enter his unit for the purpose of performing installations, alterations, or repairs to the mechanical or electrical services, provided that such requests for entry are made in advance and that such entry is at a time convenient to the co-owner. In case of emergency, the right of entry shall be immediate.

Section 12. RULES OF CONDUCT. In order to assure the peaceful and orderly use and enjoyment of the units and common elements of the Regime, the co-owners may from time to time adopt, modify, and revoke in whole or in part by a vote of the members present in person or represented by proxy whose aggregate interest in the common element constitutes two-thirds (2/3) of the total interest, at any meeting duly called for the purpose, such reasonable rules and regulations, to be called Rules of Conduct, governing the conduct of persons on said property of the Regime as it may deem necessary. Such Rules of Conduct, upon adoption, and every amendment, modification, and revocation thereof, shall be delivered