

17.10 No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any Unit co-owner on any part of the outside or inside of the premises or building without the prior written consent of the Association, except as to developer and institutional mortgages as provided in "17.7" above.

17.11 No awnings or other projections shall be attached to the outside walls of the building, and no blinds, shades, or screens shall be attached to or used in connection with any exterior window or exterior door of the premises, without the prior written consent of the Association.

17.12 No Unit co-owner shall allow anything whatever to fall from the windows or doors of the premises, nor shall he sweep or throw from the premises any dirt or other substances into any of the sidewalks, parking areas, or upon the grounds.

17.13 No garbage cans, except as approved by the Board of Directors of the Association, supplies, or other articles shall be placed in the entrance to the Units, nor shall anything be hung from the windows or balconies, or placed upon the window sills. Neither shall any linens, cloths, clothing, curtains, rugs or mops be shaken or hung from any of the windows or doors.

17.14 Regulations concerning use of the General Common Elements and Limited Common Elements may be promulgated by the Association. Copies of all additional regulations shall be furnished to all unit owners.

18. Maintenance. Responsibility for the maintenance and repair of the Units shall be that of the Unit owner thereof. The maintenance of the Common Elements shall be the responsibility of the Association. Notwithstanding anything to the contrary contained herein, maintenance and repairs of the roof and exterior walls shall be the responsibility of the Association, and the repair of windows, doors, decks, patios and heating and air conditioning units shall be the responsibility of the respective Unit Owner.

19. Common Expenses. The Common Expenses of the condominium shall be as determined by the Board of Directors of the Association from time to time, as set forth in the By-Laws. Said expense shall include the cost of providing adequate insurance coverage for the condominium property including its Common Elements and Limited Common Elements, and all parts of the building, both exterior and interior (which may include a standard deductible provision), together with adequate public liability insurance protecting the condominium, its members and the Association against claims for damages or injuries resulting from or suffered by reason of the management, operation or occupancy of said condominium or condominium parcels thereof as more

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