

By-Laws are required or authorized to be decided by residence owners. The Association shall have one class of voting membership which shall consist of all residence owners including the Developer. Such residence owners shall be entitled to the percentage stock ownership equal to the percentage share of the common area and facilities (common elements) and the right to vote according to said percentage. When more than one person holds such interest in any residence the vote for such residence shall be exercised as they among themselves determine. In no event shall more than the percentage of ownership be cast with respect to any residence.

The residence owner's undivided percentage interest in the common areas and facilities (common elements) at any particular time shall be the percentage allocated to the respective residence as set forth in the schedule attached hereto as Exhibit "D" and by reference incorporated herein.

E. The Association shall provide exterior maintenance upon each residence as follows: stain, (or paint as the case may be) repair, replace and care for roofs, exterior building surfaces, stoops and outside steps, but not including glass surfaces. In the event that the Board of Directors shall determine that the need for maintenance or repairs by the Association as provided for in this paragraph is caused through the wilful or negligent act of a residence owner, his lessee or their family, guests or invitees and not covered or paid for by insurance, the cost of such maintenance or repairs shall be added to and become a part of the assessment to which such residence owner is subject. Maintenance of a