IX.

ALTERATIONS OR ADDITIONS TO GENERAL COMMON ELEMENTS OR

LIMITED COMMON ELEMENTS

There shall be no alteration or additions to the General Common Elements or Limited Common Elements of this Property, except as authorized by the Board of Directors and approved by not less than a majority of the Townhome Co-owners of this Property; provided that no alterations or additions which prejudice the right of any Townhome Co-owner to the full use and enjoyment of his Townhome shall be made without his consent. The cost of the foregoing shall be assessed as common expenses. Where any alteration or additions as aforedescribed (i.e. to the General Common Elements or Limited Common Elements) are exclusively or substantially exclusively for the benefit of the Townhome Co-owner(s) requesting same, then the cost of such alterations or additions shall be assessed against and collected solely from such Townhome Co-owner(s), and the assessment shall be levied in such proportion as may be determined as fair and equitable by the Board of Directors and approved by not less than a majority of the Townhome Co-owners exclusively or substantially exclusively benefiting therefrom.

X.

MAINTENANCE AND REPAIR OF EACH TOWNHOME

Section 1.

Responsibility. Each Townhome Co-owner agrees as follows:

A. To maintain in good condition and repair his Townhome and all interior surfaces within or surrounding his Townhome (such as the surfaces of the walls, ceilings and floors) whether or not part of the Townhome or General Common Elements, and the entire interior of his townhome, and to maintain and repair the fixtures and equipment located within or exclusively serving his Townhome, which include but are not limited to the following, where applicable: air-conditioning and heating unit, including the air-conditioning condenser unit which is outside the Townhome, refrigerators, stoves, fans, hot-water heaters, dishwashers, and other appliances, drains, plumbing fixtures and connections, sinks, all plumbing and water lines within or

-13-