

XV.

ALTERATIONS OR ADDITIONS TO GENERAL COMMON ELEMENTS  
OR LIMITED COMMON ELEMENTS

There shall be no alterations 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 unit co-owners of this property; provided the aforesaid alterations or additions do not prejudice the right of any unit co-owner, unless his consent has been obtained. The cost of the foregoing shall be assessed as common expenses. Where any alteration or additions, as aforesaid-i.e., as to the General Common Elements or Limited Common Elements of this property, are exclusively or substantially exclusively for the benefit of the Unit co-owner(s) requesting same, then the cost of such alterations or additions shall be assessed against and collected solely from the Unit co-owner(s) exclusively or substantially exclusively benefiting, and the assessment shall be levied in such proportion as may be determined as fair and equitable by the Board of Directors of the Association. Where such alterations or additions exclusively or substantially exclusively benefit Unit co-owners requesting same, said alterations or additions shall only be made when authorized by the Board of Directors and approved by not less than a majority of the unit co-owners exclusively or substantially exclusively benefiting therefrom. Where the approval of Unit co-owners for alterations or additions to General Common Elements or Limited Common Elements of the property is required as provided herein, the approval of the owners of the institutional first mortgage encumbering units in this property shall also be required.

XVI.

MAINTENANCE AND REPAIR OF EACH UNIT

Each unit co-owner agrees as follows:

A. To maintain in good condition and repair, his Unit and all interior surfaces within or surrounding his Unit (such as the surfaces of the walls, ceilings and floors) whether or not part of the Unit or General Common Elements and the entire interior of his Unit, and to maintain and repair the fixtures and equipment therein, which include but is not limited to the following, where applicable: air-conditioning

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