

(a) All portions of the unit which contribute to the support of the building, including main bearing walls, but excluding improvements to or decorating of the interior surfaces of walls, ceilings and floors within the unit.

(b) All portions of the unit which constitute a part of the exterior of the building, except the repair or replacement of windows or other glass surfaces which shall be the responsibility and liability of the respective unit owners.

(c) All of the general common elements and limited common elements, unless otherwise stated herein.

(d) All incidental damages caused by work done by direction of the Association.

3. It shall be the responsibility of the unit owner:

(a) To maintain in good condition and repair all portions of the unit and interior surfaces therein including the walls, ceilings, floors, interior doors, windows, screens and glass.

(b) To maintain and repair the fixtures and equipment in the unit including, but not limiting to, all heating and air conditioning units whether within or without the unit, and all conduits, ducts and duct work, pipes, plumbing, wiring and other facilities for furnishing of utility services which are contained within the units.

(c) To make no alteration in or addition to or service any part of or do any work which would jeopardize the safety and soundness of any portion of his/her unit contributing to the support of such unit or to the support of any other unit, which supporting portion shall include but not be limited to the exterior walls of his unit, any load bearing walls or columns within such unit and any wall dividing one or more units, except as otherwise provided within this Declaration.

(d) To permit the Association or its agents or employees to enter into each unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any of the common elements therein or accessible therefrom, or for making emergency repairs therein necessary to prevent damage to the common elements or to another unit or to determine compliance with this Declaration or the Bylaws of the Association.