

(8) Consistent with the aforesaid Master Deed, each lot owner shall be solely responsible for the repair and maintenance of the following items and/or areas:

(A) All interior surfaces within or surrounding his unit (such as the surfaces of the walls, ceilings and floors) and the entire interior of his unit, and to maintain and repair the fixtures and equipment therein, which includes but is not limited to the following, where applicable: Air conditioning and heating units, including air conditioning condenser unit which is outside the unit, refrigerators, stoves, fans, hot water heaters, dishwashers, and other appliances, drains, plumbing fixtures and connections, sinks, all plumbing and water lines within the unit, electric panels and wiring, electric outlets and fixtures within the unit, and any repairs on the interior doors, windows, screening and glass, and pay for such utilities as are separately metered to his unit. The cost of replacing carpeting shall be borne by the owner of said unit. The lot owner shall maintain chimneys, decks, storage room and steps appurtenant to his unit.

(9) Consistent with the aforesaid Master Deed, The Village Townhouse Homeowners Association shall perform routine maintenance and repairs to the following areas:

(A) Driveways, walkways, and all yard areas and grounds in general;

CONTINUED ON NEXT PAGE

9
2
9
6

1325-11-2