

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 individual balcony, doors, windows, screening and glass, and pay for such utilities as are separately metered to this unit. Where a Unit is carpeted, the cost of replacing carpeting shall be borne by the co-owner of said Unit. The co-owner shall maintain the patio, balcony, and backyard appurtenant to his Unit.

B. Not to make or cause to be made any structural addition or alteration to his Unit or to the General Common Elements, without prior consent of the Association and all mortgagees holding a mortgage on his unit.

C. To make no alteration, decoration, repair, replacement or change of the General Common Elements, or to any outside or exterior portion of the building; to use only those contractors or sub-contractors within his Unit approved by the Board of Directors of the Association. However, institutional mortgagees may use such contractors or sub-contractors as they desire.

D. To permit the Board of Directors, or the agents or employees of the Association, to enter into any Unit for the purpose of maintenance, inspection, repair, replacement of the improvements within the Units, or the General Common Elements, or to determine, in case of emergency, the circumstances threatening Units of the General Common Elements or to determine compliance with the provisions of this Master Deed and the By-Laws of the Association.

E. To show no signs, advertisements or notices of any type on the General Common Elements or his Unit, and erect no exterior antenna or aerials, except Developer and institutional mortgagees may display signs as provided in Article XII (G) of this Master Deed.

XVII.

FAILURE TO MAINTAIN UNIT

In the event the co-owner of a Unit fails to maintain said Unit and Limited Common Elements, as are required in this Master Deed, or shall make any structural addition or alteration without the required written consent, or otherwise violates or threatens to violate the provisions hereof, the Association shall have the right to proceed in a Court of Equity

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