

herein.

E. The Association shall provide exterior maintenance upon each residence as follows: stain, (or paint as the case may be) repair, replace and care for roofs, exterior building surfaces, stoops and outside steps, but not including glass surfaces or doors. In the event that the Board of Directors shall determine that the need for maintenance or repairs by the Association as provided for in this paragraph is caused through the willful or negligent act of a residence owner, his lessee or their family, guests or invitees and not covered or paid for by insurance, the cost of such maintenance or repairs shall be added to and become a part of the assessment to which such residence owner is subject. Maintenance of a residence shall otherwise be the responsibility of the residence owner, which responsibility shall be governed by and shall include but not be limited to the following:

1. Each residence owner shall maintain, repair and replace, at his expense, all portions of the residence, including all conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services, which are contained within the residence and within common elements or limited common elements bounding said residence such to be done with as little disturbance to other residence owners as reasonably possible. Included in said maintenance, where applicable, would be heating and air conditioning units, condensers, refrigerators, stoves, hot-water heaters, dishwashers, and other appliances, upkeep and replacement of carpeting, windows and doors. Where in order to make repairs to his residence it is reasonably necessary or practically desirable for the residence owner to go in or upon another residence or to do damage to another residence he shall have that right provided such is done with as little inconvenience to the residence owner of such other residence and provided further that all damage to such other residence is repaired and restored as quickly as possible at the sole expense of the residence owner whose repair work made necessary such damage and provided further that reasonable assurance and security for such repair and restoration is given by the repairing residence owner to the residence

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