

1978-115

14. Ownership of More Than One Condominium. A person or corporation, subject to the terms of the within Master Deed, may own more than one Condominium Parcel, but this will not change the respective undivided share in the Common Elements, percentage of sharing Common Expenses and owning Common Surplus as set forth on Exhibit B.

15. Residential Purposes. Condominium units shall be used for residential purposes only.

16. Maintenance. Responsibility for the maintenance and repair of the units shall be that of the Unit Owner thereof. The maintenance of the Common Elements and Limited Common Elements shall be the responsibility of the Association. Notwithstanding anything to the contrary contained herein, maintenance and repairs of the roof and exterior walls and the patio of the unit shall be the responsibility of the Association, except the repair and washing of the interior and exterior of windows and the cleaning of the patio shall be the responsibility of the respective Unit Owner.

17. Common Expenses. The Common Expenses of the condominium shall be as determined by the board of directors of the Association from time to time, as set forth in the By-Laws. Said expense shall include the cost of providing adequate insurance coverage for the condominium property including its Common Elements and Limited Common Elements, and all parts of the building, both exterior and interior, (which may include a standard deductible provision), together with adequate public liability insurance protecting the condominium, its members and the Association against claims for damages or injuries resulting from or suffered by reason of the management, operation or occupancy of said condominium or Condominium Parcels thereof as more specifically set forth in paragraph 20. Said Common Expenses shall also include the cost of maintaining and operating the Common Elements and the Limited Common Elements and the operating expenses of the Association in connection with the operation of the condominium, including its employees, but no officer or director of the Association shall be salaried as such. Said Common Expenses shall also include real and personal property

4328 (RV.2)