

RESPONSIBILITY FOR REPAIR AND MAINTENANCE OF A UNIT

53. The interior and all parts thereof of a condominium unit shall be kept in good condition and repair at all time by and at the expense of the owner thereof and shall be maintained in a clean and safe condition and free of nuisance or commission of waste. Each owner of a condominium unit will promptly comply with any requirements of the insurance underwriters of the condominium regime or unit. Any failure to repair or replace within the walls of the condominium unit as may be required for good and proper and safe maintenance thereof and which endangers, or impairs the value of, the condominium regime or its common elements, may be repaired or replaced by the Association at the expense of the unit owner, to be collected by special assessment as heretofore provided, which assessment may include the cost of the Association in and about the abatement of any nuisance kept and maintained by the unit owner therein; and a right of entry is granted to the Association in and to any unit to inspect same and/or make repairs or replacements thereto as may be required hereunder.

NUISANCE

54. Each member shall be responsible for the use and occupation of his unit in a quiet and orderly fashion so as not to disturb or endanger other members or their customers, employees or invitees. Any nuisance, public or private, may be abated by the public authority or by court action by the Association or any aggrieved member.

BOOKS AND RECORDS

55. The Association shall maintain accounting records according to good accounting practices and said records shall be open to inspection by unit owners at reasonable times. Such records shall include:

- (a) The record of all receipts and expenditures.