

and floors) whether or not part of the Unit or General Common Elements 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 this Unit. The cost of replacing carpeting shall be borne by the co-owner of said Unit. The co-owner shall maintain chimneys, decks, storage room and steps 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 Board of Administration 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 Administration. However, institutional mortgagees may use such contractors or sub-contractors as they desire.

D. To permit the Board of Administration, or the agents or employees of the Board, 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 or the General Common Elements or to determine compliance with the provisions of this Master Deed and the By-Laws of the Board of Administration.

E. To erect no exterior antenna or aerials, unless approved by the Dover Townhouses Home Owners Association.

#### IX.

##### 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 Board of Administration shall have the right to proceed in a Court of Equity for an injunction to seek compliance with the provisions hereof. In lieu thereof, and in addition thereto, the Board of Administration shall have the right to levy an assessment against the co-owner of