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portion as may be determined as fair and equitable by the Board of Directors and approved by not less than a majority of the Unit Co-owners exclusively or substantially exclusively benefiting therefrom.

X.

MAINTENANCE AND REPAIR OF EACH UNIT

Section 1.

Responsibility. Each Unit Co-owner agrees as follows:

A. To maintain in good condition and repair his Unit and all interior surfaces within or surrounding his Unit (such as the surfaces of the walls, ceilings 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 located within or exclusively serving his Unit, which include but are not limited to the following, where applicable: air-conditioning and heating unit, including the 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 or surrounding the Unit, electric panels and wiring, electric outlets and fixtures within or surrounding the Unit, and any repairs to the doors, windows, screening, and glass within the Unit, or to the patio located adjacent thereto. Each Unit Co-owner will be responsible for maintenance (including planting, pruning and replacement of plants) of the planting areas adjacent to or within his patio; provided the Association shall have the right, but not the obligation, to maintain such planting area if Unit Co-owner fails to perform such maintenance to the satisfaction of the Board of Directors of the Association. Each Owner shall pay for such utilities as are separately metered to his Unit. Where a Unit is carpeted, the cost of replacing carpeting shall be borne by the Owner of said Unit.

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