

All painting, decorating, maintenance, repairs and replacements to any unit as set out in Paragraph VIII, E, 1, shall be at the unit owner's expense, excepting as otherwise provided herein.

Patios, porches, balconies and fenced-in areas shall be maintained and repaired, and shall be kept free and clear of snow, ice and any other accumulation by the unit owner who has exclusive use of such patios, porches, balconies and fenced-in areas at his own expense.

3. Damage which renders more than two-thirds (2/3) of the property untenable will not be repaired, reconstructed or rebuilt unless unanimously agreed by the co-owners in which case the provisions of the act shall control.

4. All such repairs, reconstruction or rebuilding will be substantially in accordance with the plans and specifications for each building prior to such damage.

B. The Manager shall obtain estimates of the cost to repair, reconstruct or rebuild the property damaged as soon as practicable after damage or destruction of any of the condominium property. The cost of such repair, reconstruction or rebuilding in excess of insurance proceeds, will be assessed, with respect to damaged common areas and facilities, pro rata among the residence owners in accordance with their percentage interests, and will be assessed against the individual residence owners of damaged residences with respect to damaged residences.

C. Proceeds of insurance and sums paid upon assessments by reason of damage to the property will be paid to the Insurance Trustee, which will be disbursed as a construction fund for repair, reconstruction and the rebuilding of the property damaged, and any surplus remaining after completion thereof shall be repaid to the residence owners as their interests appear except, however, in the event the amount of damage is less than \$500.00, the proceeds of insurance may be paid to the Association.

In the event of a conflict between the summary contained in this paragraph XIV and the provisions of Appendix Two, Appendix Two will govern.

XV. STRUCTURAL CHANGES, EXTERIOR CHANGES AND ADDITIONS. The Declarant shall have the right to add a deck, a screened porch, convert a garage into a room, enclose a deck or screened porch or add an additional room to a unit without