

Elements or Limited Common Elements of this Property, except as authorized by the Board of Directors and approved by not less than a majority of the Unit Co-owners of this Property; provided that no alterations or additions which prejudice the right of any Unit Co-owner to the full use and enjoyment of his Unit shall be made without his consent. The cost of the foregoing shall be assessed as common expenses. Where any alteration or additions as aforescribed (i.e. to the General Common Elements or Limited Common Elements) are exclusively or substantially exclusively for the benefit of the Unit Co-owner(s) requesting same, then the cost of such alterations or additions shall be assessed against and collected solely from such Unit Co-owner(s), and the assessment shall be levied in such 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 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.