

Agent shall have available for inspection an itemized list of all delinquent accounts immediately following the tenth day of the end of each month.

(c) Cause the buildings, appurtenances and grounds of the Condominium to be maintained according to standards acceptable to the Board, subject to any limitations imposed by the Board in addition to those contained herein. For any one item of repair or replacement, the expense incurred shall not exceed the sum of One Hundred Dollars (\$100.00), unless specifically authorized by the Board; excepting, however, that emergency repairs, involving manifest danger to life or property, or immediately necessary for the preservation and safety of the property, or for the safety of the Members, or required to avoid the suspension of any necessary service to the Condominium, may be made by the Agent irrespective of the cost limitation imposed by this paragraph. Notwithstanding this authority as to emergency repairs, it is understood and agreed that the Agent will, if at all possible, confer immediately with the Board regarding every such expenditure. The Agent shall not incur liabilities (direct or contingent) which will at any time exceed the aggregate of Three Hundred Dollars (\$300.00) or any liability maturing more than one year from the creation thereof, without first obtaining the approval of the Board.

(d) Take such action as may be necessary to comply promptly with any and all orders or requirements affecting the premises placed thereon by any federal, state, county or municipal authority having jurisdiction thereover, and orders of the Board of Fire Underwriters or other similar bodies, subject to the same limitation contained in Paragraph (c) of this Article in connection with the making of repairs and alterations. The Agent, however, shall not take any action under this paragraph (d) so long as the Board is contesting, or has affirmed its intention to contest, any such order or requirement. The Agent shall promptly, and in no event later than 72 hours from the time of their receipt, notify the Board in writing of all such orders and notices of requirements.

(e) The Agent will make contracts for grounds maintenance and street lights, or such of them as the Board shall deem advisable.