

Section 5. STATEMENT OF COMMON CHARGES. The Board of Administration shall, for a reasonable fee not to exceed Ten and No/100ths (\$10.00) Dollars, promptly provide any purchaser, unit owner, encumbrancer or prospective encumbrancer of an apartment so requesting the same in writing, with a written statement of all unpaid common charges due from the owner of that unit and the purchaser's liability therefor shall be limited to the amount as set forth in the statement. Any encumbrancer holding a lien on a condominium apartment may pay any unpaid common charges payable with respect to such condominium unit and upon such payment such encumbrancer shall have a lien on such unit for the amounts paid of the same rank as the lien of his encumbrance. Any encumbrancer holding mortgages on more than five (5) units within the Regime shall be entitled, upon request, to receive a statement of account on the units securing all of said Mortgages once each calendar year without any fee or charge.

Section 6. MAINTENANCE AND REPAIR.

(a) Each Co-owner must perform work within his own unit, which, if omitted, would affect the Property in its entirety or in a part belonging to another co-owner, being expressly responsible for the damages and liabilities that his failure to do so may engender.

(b) All the repairs of internal installations of the units such as water, light, gas, power, sewage, telephones, air conditioners, sanitary installations, interior doors, windows, lamps, and all other accessories belonging to the apartment shall be at the expense of the co-owner.

(c) All maintenance, repair and replacement to the common elements as defined in the Master Deed, the painting and decorating of the exterior doors and exterior window sash and the washing of exterior glass shall be made by the Board of Administration or its agent and shall be charged to all the unit owners as a common expense, excepting to the extent that the same may be necessitated by the negligence, misuse or neglect of the unit owner, in which such case the expense shall be charged to such unit owner.

Section 7. SEWER RENTS. Sewer services shall be supplied by the appropriate public utility and each unit owner shall pay the unit's charge. Sewer expense for common elements shall be paid by the Board of Administration.

Section 8. WATER AND ELECTRICITY. Water and electricity shall be supplied by the public utility company serving the area directly to each unit through a separate meter and each unit owner shall be required to pay the bills for water and electricity consumed or used in his unit. The water and electricity serving the common elements shall be separately metered, and the Board of Administration shall pay all bills for water and electricity consumed in such portions of the common elements, as a common expense.

Section 9. USE OF APARTMENTS - INTERNAL OR EXTERNAL CHANGES

(a) All units shall be utilized for residential purposes only. This shall expressly include the right of the owner to rent such units to others for residential purposes. Moreover, so long as any units remain unsold by Sponsor, Sponsor or its agent shall be authorized to maintain a sale model within the Regime for purposes of promoting the sale of units.