

(2) Association membership. Such membership shall include the right to vote on all matters which under the Declaration (Master Deed) and By-Laws are required or authorized to be decided by unit owners. The Association shall have one class of voting membership which shall consist of all unit owners including the Sponsor. Such unit owners shall be entitled to the percentage ownership equal to the percentage share of the common area and facilities (common elements), limited common area (limited common elements) and the right to vote according to said percentage. When more than one person holds such interest in any unit, the vote for such unit shall be exercised as they among themselves determine. In no event shall more than the percentage of ownership vote be cast with respect to any unit.

(3) The unit owner's undivided percentage interest in the common area, limited common areas and facilities at any particular time shall be the percentage allocated to the respective units as provided in the schedule attached hereto as Exhibit "E".

E. Repairs, Maintenance and Improvements. The Association shall provide exterior maintenance upon each unit as follows: stain, (or paint as the case may be), repair, replace and care for roofs, exterior building surfaces, stoops and outside steps, walkways; excluding, however, paint and/or stain and caulking to outside of window sills and window frames, and paint and/or stain to outside of exterior doors and porches, except as part of routine painting and staining of more than one unit. The Association shall not be responsible for the repair and replacement of windows, including locks, knobs, handles and movable parts, frames and glass nor shall the Association be responsible for the repair and replacement of doors, including locks, knobs, handles, movable parts and frames. The Association shall not be responsible for the repair, maintenance, and repair of light receptacles and hose bibs outside the unit which serve only one unit. Also, the Association shall not be responsible for painting, staining and caulking around any window or door in the event they are repaired or replaced other than in periodic repair and replacement on more than one unit. In the event that the Board of Directors shall determine that the need for maintenance or repairs by the Association as provided for in this paragraph is caused through the willful or negligent act of a unit owner, his lessee or their family, guests or invitees and not covered or paid for by insurance, the cost of such maintenance or repairs shall be added to and become a part of the assessment to which such unit owner is subject. Maintenance of a unit shall otherwise be the responsibility of the unit owner, which responsibility shall be governed by and shall include, but not be limited to, the following:

(1) Each unit owner shall maintain, repair and replace, at his expense, all portions of the unit, except for items which are the responsibility of the Association as a common expense.

All unit owners shall have the responsibility for the maintenance, repair and replacement, where applicable, for the following:

heating and air conditioning units, condensers, toilets, sinks, bathtubs, showers, all pipes, and valves within the unit, carpet, floor covering, interior paint, wallpaper, paneling, wallboard, plasterboard, sheetrock, light fixtures, windows, including locks, handles, movable parts and frames, doors, including locks, knobs, handles and movable parts and frames, cabinets, and any other appliances and fixtures within the unit. All pipes, valves, wires and ducts surrounding a unit are the responsibility of the unit owner if said pipes, valves, wires and ducts service that unit. If they service more than one unit, the responsibility for their maintenance, repair and replacement shall be borne by the Association. Damage caused by wires or by leaks in pipes or valves servicing only the damaged unit shall be the responsibility of the unit owner. A unit owner shall be responsible for light receptacles and hose bibs servicing only his unit. A unit owner shall be responsible for glass breakage to and cleaning of the windows in his unit. A unit owner shall be responsible for painting, staining and caulking around any window or door in the event they are repaired or replaced other than in periodic repair or replacement on more than one unit.

Where in order to perform maintenance and to make repairs and replacements to his unit it is reasonably necessary or practically desirable for the unit owner to go in or upon other units or to do damage to other units, he shall have that right provided such is done with as little inconvenience to the unit owner of such other unit, and provided further that all damage to such other unit is repaired and restored as quickly as possible at the sole expense of the unit owner whose repair work made necessary such damage, and provided further that reasonable assurance and security for such repair and restoration is given by the repairing unit owner to the unit owner whose unit is to be so damaged. All such maintenance,