

modification or alteration desired by the owner of any dwelling involves the removal of any permanent interior partition, Association shall have the right to permit such removal so long as the permanent interior partition to be removed is not a load-bearing partition, and so long as the removal thereof would in no manner affect or interfere with the provision of utility services constituting common elements located therein. No owner shall cause the balcony abutting his dwelling to be enclosed, or cause any improvements or changes to be made on the exterior of the building, including painting or other decoration, or the installation of electrical wiring, television antenna, machines, or air conditioning units, which may protrude through the walls or roof of the Building, or in any manner change the appearance of any portion of the building not within the walls of such dwelling, nor shall storm panels or awnings be affixed, without the written consent of the Association being first obtained. Nothing contained herein, however, shall prevent the replacement of the window unit air conditioners with similar air conditioning units as initially installed by the Developer. Additional shelving and interior partitions may be added by the owner entitled to their use.

20. Right of Association to Alter and Improve Common Elements and Assessment Therefor. Association shall have the right to make or cause to be made such alterations or improvements to the common elements which do not prejudice the rights of the owner of any dwelling, unless such owner's written consent has been obtained, provided the making of such alterations and improvements are approved by the Board of Directors of such Association, and the cost of such Board of Directors of said Association, and the cost of such alterations and improvements shall be assessed as common expense to be assessed and collected from all of the owners of dwellings according to the percentages set out in Exhibit B of the Master Deed. However, where any alterations and improvements are exclusively or substantially exclusively for the benefit of the owner or owners of a dwelling or dwellings requesting the same, then the cost of such alterations and improvements shall be assessed against and collected solely from the owner or owners of the dwelling or dwellings exclusively or substantially exclusively benefited, the assessment to be levied in such proportion as may be determined by the Board of Directors of Association.

21. Maintenance and Repair By Owners of Dwellings. Every owner must perform promptly all maintenance and repair work within his dwelling which, if omitted, would affect the condominium in its entirety or in a part belonging to other owners, being expressly responsible for the damages and liability which his failure to do so may engender. The owner of each dwelling shall be liable and responsible for the maintenance, repair and replacement, as the case may be, of all air conditioning and heating equipment, stoves, refrigerators, fans or other appliances or equipment, including any fixtures, and/or their connections required to provide water, light, power, telephone, sewage and sanitary service to his dwelling and which may now or hereafter be situated in his dwelling. Such owner shall further be responsible and liable for maintenance, repair and replacement of any and all window glass, wall, ceiling and floor exterior surfaces, painting, decorating and furnishings, and all other accessories which such