

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 Office Co-owner requesting same, then the cost of such alterations or additions shall be assessed against and collected solely from such Office Co-owner.

X.

MAINTENANCE AND REPAIR OF EACH OFFICE

Section 1.

Responsibility. Each Office Co-owner agrees as follows:

A. To maintain in good condition and repair his Office and all interior surfaces within or surrounding his Office (such as the surfaces of the walls, ceilings and floors) whether or not part of the Office or General Common Elements, and the entire interior of his Office, and to maintain and repair the fixtures and equipment located within or exclusively serving his Office, 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 Office, appliances, drains, plumbing fixtures and connections, sinks, all plumbing and water lines within or surrounding the Office, electric panels and wiring, electric outlets and fixtures within or surrounding the Office, and any repairs on the individual doors, windows, screening and glass. Each Owner shall pay for such utilities as are separately metered to his Office. Where an Office is carpeted, the cost of replacing carpeting shall be borne by the Owner of said Office. The Owner shall maintain any deck, patio or balcony appurtenant to his Office.

B. Not to make or cause to be made any structural addition or alteration to his Office or to the General Common Elements, without prior consent of the Associations and all mortgages holding a mortgage on his Office.

C. To make no alteration, decoration, repair, replacement or change of the General Common Elements or to any outside or exterior portion of the Building; to use only those contractors or sub-contractors within his Office approved by the Board of Directors of the