

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 residence 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 residence owner is subject. Maintenance of a residence shall otherwise be the responsibility of the residence owner, which responsibility shall be governed by and shall include but not be limited to the following:

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

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

heating and air conditioning units, condensers, refrigerators, stoves, dishwashers, disposals, toilets, sinks, bathtubs, showers, all pipes, and valves within the residence, carpet, floor covering, interior paint, wallpaper, paneling, light fixtures, windows, including locks, handles, 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. Any fenced-in area appurtenant to a unit shall be the responsibility of the unit owners. 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 and for the repairs and replacement of his TV antennae. 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 residence it is reasonably necessary or practically desirable for the residence owner to go in or upon other residences or to do damage to other residences, he shall

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