

(a) To maintain in good condition and repair all portions of the unit and interior surfaces therein including the walls, ceilings, floors, interior doors, windows, screens and glass.

(b) To maintain and repair the fixtures and equipment in the unit including, but not limiting to, all heating and conditioning units whether within or without the unit, and all conduits, ducts and duct work, pipes, plumbing, wiring and other facilities for furnishing of utility services which are contained within the units.

(c) To make no alteration in or addition to or service any part of or do any work which would jeopardize the safety and soundness of any portion of his/her unit contributing to the support of such unit or to the support of any other unit, which supporting portion shall include but not be limited to the exterior walls of his unit, any load bearing walls or columns within such unit and any wall dividing one or more units, except as otherwise provided within this Declaration.

(d) To permit the Association or its agents or employees to enter into each unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any of the common elements therein or accessible therefrom, or for making emergency repairs therein necessary to prevent damage to the common elements or to another unit or to determine compliance with this Declaration or the By-Laws of the Association.

4. In the event the owner of any unit fails to maintain his/her unit and any general common elements or limited common elements as are required in this Declaration or attempts to make or does make any structural addition to alteration without the written consent of the Association or in making the same damages any other unit or the general common elements or limited common elements or threatens to do so or otherwise violates the Declaration and By-Laws of the Association, the Association shall have the right to proceed in any Court of competent jurisdiction to seek injunctive relief or to otherwise proceed to seek damages for any injury thereby caused. The Association shall further have the right to levy an assessment on any unit and/or owner thereof