

walls, but excluding improvements to or decorating of the interior surfaces of walls, ceilings and floors within the unit.

(2) All portions of the unit that constitute a part of the exterior of the building, except the repair or replacement of windows or other glass surfaces which shall be the responsibility and liability of the respective unit owners.

(3) All of the general common elements and limited common elements, unless otherwise stated herein.

(4) All incidental damages caused by work done by direction of the Association.

(C) It shall be the responsibility of the unit owner:

(1) 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.

(2) To maintain and repair the fixtures and equipment in the unit including, but not limited to: heating and air conditioning units (whether within or without the unit), 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, 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