

parts of the heating and air conditioning, plumbing and electrical systems which are wholly contained within his Unit and serve no other including keeping it in a clean and sanitary condition, and shall make, at his own expense, all repairs thereto beyond normal maintenance,

caused or necessitated by his negligence, misuse or neglect. Repairs to Limited Common Area, which are beyond normal maintenance and which are not caused or necessitated by the negligence, misuse or neglect of any individual Owner shall be the responsibility of the Board of Directors. If a Unit Owner fails to maintain the Limited Common Area to his Unit in a manner consistent with the standards, rules and regulations of the Association, the Board of Directors shall have the authority to perform such maintenance and to assess the Unit Owner for the costs thereof. Such action shall not be taken by the Board prior to written notice to the Unit Owner with a reasonable opportunity to cure. Fifteen (15) days shall be deemed reasonable except in instances where the condition of the Limited Common Area presents a safety or health hazard. Each Owner shall keep his Unit and its equipment and appurtenances in good order, and condition, and shall do all redecorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of his Unit, including maintaining landscaping installed by him, including painting or staining of the exterior surfaces of the Units and maintaining, repairing and replacing the roofs of all of the Units. In addition, each Owner shall be responsible for all damages to any and all other Units or to the Common or Limited Common Areas resulting from his negligence, misuse or neglect or by his failure to make any of the repairs required to be made by him by this Section. Each Owner shall perform his responsibility in such manner as shall not unreasonably disturb or interfere with the other Owners. Each Owner shall promptly report to the Board of Directors, or the Manager, any defects or need for repairs for which the Board of Directors is responsible.

(c) Manner of Repair and Replacement. All maintenance, repairs and replacements shall be substantially similar to the original construction and installation, and shall be of first class quality.

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