

2. Family Unit Owner. More specifically, the responsibility of each family unit owner shall be as follows:

(A) To maintain, repair and replace at his expense all portions of his family unit, and all internal or external installations of such family unit such as appliances, heating, plumbing, electrical and air conditioning fixtures or installations, and any portion of any other utility service facilities located within the family unit boundaries.

(B) To maintain and repair all patios, decks, windows, doors, heating and air conditioning units, utility meters appurtenant to such unit, and all associated structures and fixtures therein, or which are limited common areas appurtenant to his family unit for which the Association is not responsible by a specific provision herein. The foregoing includes, without limitation, responsibility for all breakage, damage, malfunctions and ordinary wear and tear of such appurtenances. Notwithstanding the foregoing, other than routine interior maintenance and cleaning, which shall be the responsibility of the unit owner, the garage assigned to each unit as limited common areas shall be maintained by the Association.

(C) To perform his responsibilities in such manner so as not unreasonably to disturb other persons residing within the building.

(D) Not to paint or otherwise decorate or change the appearance of any portion of the building not within the walls of the family unit, unless the written consent of the Association is obtained.

(E) To report promptly to the Association or its agent any defect or need for repairs, the responsibility for the remedying of which is with the Association.

(F) Not to make any alterations in the portions of the family unit or the building in which said family unit is located which are to be maintained by the Association or remove any portion thereof or make any additions thereto or do anything which would or might jeopardize or impair the safety or soundness of the said building without first obtaining the written consent of the Association, nor shall any family unit owner impair any easement without first obtaining the written consents of the Association and of the owner or owners for whose benefit such easement exists.

3. No Contractual Liability of Association. Nothing herein contained, however, shall be construed so as to impose a contractual liability upon the Association for maintenance, repair and replacement. However, the Association shall be liable for damages resulting from the negligence of its servants or employees.

B. Repairs to Common Areas and Facilities Necessitated by Family Unit Owners' Acts. Each owner agrees to maintain, repair and replace at his expense all portions of the common areas and facilities which may be damaged or destroyed by reason of his own or any occupant's act or neglect, or by the act or neglect of any invitee, licensee or guest of such owner or occupant.