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plumbing, wiring and other facilities for the furnishing of utility services, which are located within common elements or limited common elements bounding each residence. In the event that the 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, including all conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services, which are contained within the residence to be done with as little disturbance to other residence owners as reasonably possible. Included in said maintenance, where applicable, would be heating and air conditioning units, condensers, refrigerators, stoves, hot-water heaters, dishwashers, and other appliances, upkeep and replacement of carpeting, windows and doors. Said owner shall also be responsible for maintenance and repair to his porch or balcony. Said owner may enclose said porch or balcony at his expense only after first securing written permission of Association Directors. Said Directors may require submission of plans, specifications and other information to insure suitability and harmony with the exterior of building. Where in order to make repairs to his residence it is reasonably necessary or practically desirable for the residence owner to go in or upon other residence or to do damage to other residence he shall have that right provided such is done with as little inconvenience to the residence owner of such other residence and provided further that all damage to such other residence is repaired and restored as quickly as possible at the sole expense of the residence owner whose repair work made necessary such damage and provided further that reasonable assurance and security for such repair and restoration is given by the repairing residence owner to the residence owner whose residence is to be so damaged. All such maintenance, repair and replacement shall be subject to all of the requirements and shall be performed in accordance with the standards of all governmental bodies or agencies having jurisdiction thereof.

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