

RESPONSIBILITY FOR COSTS OF UPKEEP, MAINTENANCE and REPAIR

2.1 The Association shall maintain and repair the general common elements, inside and outside the units, and limited common elements to the extent stated in the master deed and shall charge the costs to all the co-owners as a common expense unless the repair is necessitated by the negligence, misuse, or neglect of a co-owner, in which case the expense shall be charged to the co-owner.

2.2 Owners will be responsible for their proportionate share of the common expenses of the Mercato, and the Association shall have the authority to levy and collect assessments from Owners.

2.3 The costs of maintenance, improvement, repair and replacement of the Limited Common Elements will be the responsibility of the Owners of the Units to which such Limited Common Elements are appurtenant.

2.4 Owners must maintain and repair their condominium Units, except General Common Elements in their units. Any Owner who desires to repair a Common Element or structurally repair or modify a Unit must first obtain written consent from the Association and shall be responsible for all damages to any other Units or to the Common Elements resulting from such repairs or from the Owner's failure to effect such maintenance and repairs.

2.5 If an Owner or his, her, or its guest, invitee, or agent, including any building contractors, suppliers, or tradesmen, cause damage to the General Common Elements or to another Unit, the Owner will be responsible for the prompt repair of such damage.

2.6 Cleaning is limited to regular maintenance; cleaning up after anything other than normal wear and tear is not the responsibility of the Association, but is the responsibility of the offending party.

2.7 The association and its agents shall have access to each unit during reasonable working hours, on notice to the occupant, for the purpose of maintaining, repairing, or replacing any of the common elements in the unit or accessible from it.

2.8 The association and its agents shall also have access to each unit at all times without notice for emergency repairs necessary to prevent damage to other units or the common elements.