

5.2 By Unit Owner.

E. To maintain, repair and replace all mechanical, ventilating, including dryer and any exhaust vents, heating and air conditioning equipment and portions thereof serving the individual Unit (whether located within the boundaries of the respective Unit or not). For those portions of the dryer and exhaust vents and any air conditioning drain lines which are shared by two (2) Unit Owners, the two (2) Unit Owners shall be jointly responsible for the maintenance, repair, and replacement thereof. In the event that the Unit Owners sharing a dryer or exhaust vent or an air conditioning drain line shall be unable to agree as to the needed maintenance, repair, or replacement thereof, the Association may elect to undertake such maintenance, repair, or replacement as the joint expense of both Unit Owners, with such expense secured by a lien in the same manner as a lien for assessments.

G. To maintain, repair and replace all electrical, telephone, plumbing (water and waste lines) and television fixtures, apparatus, equipment, meters, outlets, switches, wires, pipes and conduits serving only their Unit regardless of whether located within the boundaries of the respective Unit. Nothing herein shall diminish or otherwise eliminate the Association's ability, authority, or right to enforce or pursue warranty claims on plumbing within the Condominium Property.

E. The Association, its agents or employees, shall have the irrevocable right to have access to each Unit from time to time at reasonable hours (and at all hours in the event of an emergency) as may be necessary for inspection, maintenance, repair or replacement of any Common Elements, or for making emergency repairs therein necessary to prevent damage to the Common Elements, or to other Units, and for the purpose of carrying out the provisions referred to in this Declaration, including remedying violations hereof; and