

holders shall be limited in size to those already in use elsewhere within the mutual. Any variance in size must be approved in advance by the M10 Board.

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Mutual 10 Responsibilities

The Mutual is generally responsible for maintenance of the following:

- Common areas
- Roofs
- Siding and shutters
- Gutters and downspouts
- Fences/gates
- Driveways
- Sidewalks and concrete leading to front doors
- Chimneys (Exterior only, at and above the roof line)
- Original patio surface
- Garage doors, excluding openers, keypads or top panel garage windows
- Electrical panel and subpanel
- Original electrical wiring and outlets (Note: Any change to original wiring not made according to current code requirements relieves the Mutual of this responsibility)
- Original plumbing under the floor or within walls of a unit and extending to WSSC service line
- Water shut-off valves and outdoor sillcocks
- Sewer stoppages due to tree roots or blockage outside of property line
- Extermination of termites, carpenter ants and carpenter bees

The unit owner is responsible for all other expenses incurred in maintaining, repairing, or improving the unit. Any alterations or additions (such as a patio floor or all, or part, of a garage conversion to a bonus room) will also be the responsibility of the unit owner.

Any damage resulting from negligence or misuse by a resident is the responsibility of the owner to repair or replace.