

ARTICLE VI

MAINTENANCE BY THE ASSOCIATION

Section 6.1 Maintenance and Repair by the Association. Maintenance of the Association Property and the private roadway shall be the responsibility of, and at the cost and expense of the Association. The Association shall also be responsible for lawn cutting and snow removal from all Lots and snow removal from the roadway, driveways, walkways and sidewalks as necessary. Such cost shall be funded from the Maintenance Assessments. Owners shall be responsible for all maintenance and repairs to their homes.

Section 6.2 The Association shall have an easement and right of access for maintenance and repairs as set forth in Section 4.3 of this Declaration and for all maintenance required pursuant to Section 6.1 herein.

Section 6.3 Repairs and Maintenance which are not the responsibility of the Association. Any maintenance, repair or replacement necessary to preserve the appearance, aesthetic quality, character, structural integrity and value of the Property or any improvement thereon made pursuant to this Section 6 but which is occasioned by a negligent or willful or intentional act or omission of an Owner (including (a) any family member, tenant, guest or invitee of such Owner; (b) any family member, guest or invitee of the tenant of such Owner; and (c) any guest or invitee of (i) any member of such Owner's family, or (ii) any family member of the tenant of such Owner), or the Sponsor shall be made at the cost and expense of such Owner or the Sponsor as the case may be. If such maintenance, repair or replacement is performed by the Association, it shall not be regarded as a common expense, but shall rather be considered a special expense allocable to the specific Unit and such cost shall be added to that Owner's Maintenance Assessment and, as part of that Assessment, shall constitute a lien on the Unit, as the case may be, to secure the payment thereof.