

institutional mortgagees may use such contractors or sub-contractors as they desire.

D. To permit the Board of Directors, or the agents or employees of the Association, to enter into any Unit for the purpose of maintenance, inspection, repair, replacement of the improvements within the Units, or the General Common Elements, or to determine, in case of emergency, the circumstances threatening Units or the General Common Elements or to determine compliance with the provisions of this Master Deed and the By-Laws of the Association.

E. To show no signs, advertisements or notices of any type on the Common Elements or his Unit, and erect no exterior antenna or aerials, except as to Developer and institutional mortgagees as provided in Article XII of this Master Deed.

XVI.

FAILURE TO MAINTAIN UNIT

In the event the co-owner of a Unit fails to maintain said Unit and Limited Common Elements, as are required in this Master Deed, or shall make any structural addition or alteration without the required written consent, or otherwise violates or threatens to violate the provisions hereof, the Association shall have the right to proceed in a Court of Equity for an injunction to seek compliance with the provisions hereof. In lieu thereof, and in addition thereto, the Association, through its Board of Directors, shall have the right to levy an assessment against the co-owner of the Unit, and the Unit, for such necessary sums to remove any unauthorized structural addition or alteration, and to restore the property to good condition and repair.

XVII.

MAINTENANCE AND REPAIR OF GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS BY ASSOCIATION

The Association, at its expense, shall be responsible for the maintenance, repair and replacement of all of the General Common Elements and Limited Common Elements (except individual unit patios and sun decks) including those portions thereof which contribute to

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