

assign, mortgage or lease any units which it continues to own after the recording or filing of this Declaration and Exhibits; to post signs on the condominium property; to maintain general and sales offices in or about the condominium property; to have its employees present on the condominium property to show units; to use the general common elements and limited common elements and to do such other things as it may deem necessary or appropriate to sell or rent condominium units, all without charge.

2. Until the first annual meeting of the Association in 1975, the Developer shall designate and appoint the Board of Directors who may, but need not be, unit owners.

3. Prior to the appointment by the Board of Directors at its first annual meeting in 1975, the Developer shall designate and appoint the Manager of the Association or shall itself serve as Manager of the Association, subject, however, to the limitations imposed by Article IX.

ARTICLE XVI

AMENDMENT

1. Except for alteration in the size of a unit or alteration of the percentages as stated in Exhibit C attached hereto, which cannot be done except with the consent of all unit owners, this Declaration, By-Laws and Exhibits attached hereto may be amended at any regular or special meeting of the members of the Association called and convened in accordance with this Declaration and the By-Laws by the affirmative vote of members casting not less than sixty-six and two-thirds (66 2/3%) per cent of the total votes of the members of the Association. Unit owners not present at the meeting considering such amendment may express their approval in writing or by proxy.

2. Any amendment shall be certified by the President or Vice President and by the Secretary or Treasurer of the Board of Directors as having been duly adopted by the required percentage

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