

Section 8. No Owner may mortgage his Unit nor any interest therein without the approval of the Association's Board of Directors, except to its former Owner, a bank, insurance company, a federal savings and loan association or a corporation or partnership acting as a mortgage broker whose primary interest in making any such mortgage is the placement and servicing of same with and on behalf on one of such other lending institutions. The existence of a "permanent commitment" from any such lending institution to purchase any such mortgage from such mortgage broker shall be conclusive evidence of such mortgage broker's intent to place any such mortgage with one of such other lending institutions whether or not such commitment is ultimately fulfilled. The approval of any mortgagee as provided for above may be upon conditions determined by the Board of Directors or may be arbitrarily withheld.

Section 9. Any mortgage or lease which is not authorized pursuant to the terms of this Master Deed shall be voidable at the option of any Owner or the Board of Directors until such time as same shall be approved by the Board of Directors.

Section 10. If any portion of the General Common Elements and/or the Limited Common Elements encroaches upon any Unit or any Unit encroaches upon any other Unit or upon any portion of the General Common Elements and/or the Limited Common Elements as a result of settling or shifting of a building, or by reason of any deviation from the plat or plans in the construction or rebuilding of any improvement or portion thereof, an easement for the encroachment and for the maintenance of the same so long as the Unit, improvement or building stands, shall exist. If any building, improvement, any Unit, any adjoining Unit, or any adjoining part of the General Common Elements and/or Limited Common Elements shall be partially or totally destroyed as a result of fire or other casualty or as a result of eminent domain proceedings, and then rebuilt, encroachments of parts of the General Common Elements and/or Limited Common Elements upon any Unit or of any Unit upon any other Unit or upon any portion