

Certificate executed with the formalities of a deed, which Certificate need not be executed by the Unit Owners, but need only be executed by the President or any Vice President of the Association attested by the Secretary or Assistant Secretary of the Association, which Certificate shall include the recording data identifying the Declaration, and an Affidavit executed by the President or any Vice President of the Association shall be attached to the Certificate certifying that sixty-six and two-thirds (66-2/3%) per cent or more of the Unit Owners entitled to vote voted in favor of the amendment provided, however, that no such amendment shall adversely affect the lien or priority of any previously recorded institutional mortgage as it affects a condominium unit.

11. Association Bylaws. The Bylaws of the Association are attached hereto as Exhibit D and made a part hereof, but may be amended as set forth in those Bylaws notwithstanding anything to the contrary contained herein.

12. Ownership of More than One Condominium. A person or corporation, subject to the terms of the within Master Deed, may own more than one Condominium Parcel, but this will not change the respective undivided share in the Common Elements, percentage of sharing Common Expenses and owning Common Surplus as set forth on Exhibit B.

13. Maintenance. Responsibility for the maintenance and repair of the units shall be that of the Unit Owner thereof. The maintenance of the Common Elements and Limited Common Elements shall be the responsibility of the Association. Notwithstanding anything to the contrary contained herein, maintenance and repairs of the roof and exterior walls of the unit shall be the responsibility of the Association, except the repair and washing of the interior and exterior of windows, which shall be the responsibility of the respective Unit Owner.

14. Common Expenses. The Common Expenses of the condominium shall be as determined by the Board of Directors of the Association from time to time. Said expense shall include the cost of providing adequate insurance