

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

13. Grantor's Sales Offices. As long as the Grantor owns any Units in any of the buildings referred to in this agreement, or any successor or the Grantor upon whom the Grantor confers the benefits provided for herein owns any Unit in the condominium regime, the Grantor, its agents, and/or its successor to which it has conferred the benefits provided herein, shall have the right and privilege to maintain general and sales offices in, or about the property described in the Declaration or the Declaration as amended and model Units located on the property, and shall have the right and privilege to have its employees present on the premises, to show condominium Units, to use the Common Elements, and without limitation to do any and all things deemed necessary or appropriate by them to sell or rent condominium parcels, all without charge.

14. 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.

15. Residential Purposes. Condominium Units shall be used for residential purposes only.

16. Maintenance. Responsibility for the maintenance and repair of the Units shall be that of the Unit Owner thereof. The maintenance of the 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 shall be the responsibility of the Association, and the repair of windows, doors, decks, patios and heating and air conditioning Units shall be the responsibility of the respective Unit Owner.

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