

Space; however, in order to maintain said Commons and Open Space clean and orderly, the aforesaid lots are hereby charged with the expense of maintaining said Commons and Open Space.

The Declarant intends to construct condominium dwelling units on the lots 41, 42, 43, 44, 45, 46, 47, 48, and 49 and to establish a condominium regime for each lot consisting of two (2) units in a single building on each lot.

Each unit will be charged 1/18th of the cost of maintaining the Commons and Open Space. The Dover Townhouses Home Owners Association, Inc. will assess each unit co-owner for 1/18th of the said costs.

Until the Declarant establishes condominium regimes on the aforesaid lots, each of the aforesaid lots shall be charged with 1/9th of said costs.

The said costs shall be a charge against said lots running with the land and may be collected by judicial process in law or equity.

The co-owners of said units in the various condominium regimes or the lot owners of said lots, in the event condominium regimes are not constructed on said lots, shall be entitled to use the Commons and Open areas for recreational purposes.

Also, Declarant desires to construct condominium dwelling units on lots 50, 51 and 52 and to establish a condominium regime for each lot consisting of two (2) units in a single building on each lot. In the event said regimes are established, each unit will be charged with a percentage of the cost of maintaining the Commons and Open Space. Said percentage will be computed by using one (1) as the numerator and the aggregate number of condominium dwelling units on the property on Schedule "A" as the denominator.

In the event the Declarant does not establish condominium regimes on lots 50, 51 and 52 within -7- years from the date of this Master Deed, Declarant will convey said lot to the Dover Townhouses Home Owners Association, Inc. to be added to the aforesaid Commons and Open Space.

#### XIX.

##### ADDITIONAL PROVISIONS RELATING TO MORTGAGEES

The following provisions, in addition to provisions set forth elsewhere in the condominium documents, shall be applicable to the holders of first mortgages upon the individual residences contained in the condominium.

- A. The holder of any such mortgage shall be entitled to written notification from the Board of Administration or the Manager at least 30 days prior to the effective date of (i) any change in the condominium documents or regulations adopted pursuant thereto, and (ii) any change of the Manager (not including change in employees

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