

any existing mortgage indebtedness if the holder thereof consents, and the balance thereof, if any, in cash.

- C. In the event a residence owner desires to make a structural change in his residence, he may do so only at his own expense and only after prior approval of at least 66 2/3% of members of the Board of Directors and the consent of all abutting residence owners, which consent of such residence owners shall not be unreasonably withheld.

**XVI. TAXES AND SPECIAL ASSESSMENTS.** It is anticipated that taxes and any special assessments upon the property in the condominium will be assessed by the taxing authorities upon each residence owner, and that such assessments will include the assessed value of the residence and of the undivided interest of the residence owner in the common areas, limited common areas and facilities.

- A. Any such taxes and special assessments upon the condominium property not so assessed shall be included in the budget of the Association as recurring expenses and shall be paid by the Association as a common expense.
- B. Each residence owner is responsible for paying the taxes assessed or levied with respect to such residence owner's residence and undivided interest in the common areas, limited common areas and facilities.

**XVII. AMENDMENTS.** Condominium documents may be amended as follows:

- A. Declaration. Except for Future stage amendments, amendments to this Declaration shall be adopted as follows:
  - 1. The Association may amend this Declaration for any purpose other than in any respect which will affect the rights of any first mortgage holder under any existing mortgage, and related documents which are authorized

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