

shall represent and negotiate for themselves with respect to the damages affecting their respective residences (including the taking of a limited common area). The awards so made shall, subject to the prior rights of mortgagees, be used and distributed by the Trustee first to restore the residences and common buildings or facilities on the remaining land of the condominium in the same manner as provided for restoration under the Master Deed to the extent possible, attempting to rebuild buildings containing new residences of the same number, size and basic plan as the residences taken, with any excess award distributed in accordance with the provisions of the Master Deed. In the event that the Board of Directors determines that such a taking so removes land and building containing residences that they cannot effectively be restored or replaced substantially in compliance with the building plans, and unless seventy-five (75%) of the co-owners and holders of first mortgages encumbering seventy-five (75%) of the undivided interest in the common areas subject to mortgages vote to accept an alternative plan, then the Association shall submit the issue to arbitration in accordance with the rules then obtaining of the American Arbitration Association for remedies with respect to the continued existence or reform of the condominium, with the division of the award as to the taken and remaining residences, and such other remedies as may be required, provided that no such award shall impair the validity or priority of or affect any rights or remedies of any mortgagee of Declarant.

XXIV. MISCELLANEOUS. The miscellaneous provisions of the Master Deed are as follows:

A. Each co-owner is given the full and complete right of ingress to and egress from their residence, with such right being perpetual and appurtenant to the residence ownership.

B. The use of the masculine gender in this Master Deed shall be deemed to include the female and neuter genders and the use of the singular shall be deemed to include the plural and vice versa, whenever the context so requires.

C. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Master Deed or the intent of any provisions thereof.

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