

C. To make no alteration, decoration, repair, replacement or change of the General Common Elements or to any outside or exterior portion of the Building; to use only those contractors or sub-contractors within his Residence approved by the Board of Directors of the Association. However, institutional mortgagees may use such contractors or sub-contractors as they desire.

D. To permit the Board of Directors, or the agent or employees of the Association, to enter into any Residence (i) for the purpose of maintenance, inspection, repair, replacement of the improvement included within the General Common Elements; or (ii) to determine, in case of emergency, any circumstances which may be threatening Residences or the General Common Elements; or (iii) to determine compliance with the provisions of this Master Deed and the By-Laws of the Association.

E. To show no signs, advertisements, or notices of any type on the General Common Elements or his Residence, and erect no exterior antenna or aerials, except Developer and Developer's lender(s) may display signs during the construction period and also for the sale or lease of Residences owned by them under foreclosure or deeds in lieu of foreclosure.

#### Section 2.

Failure to Maintain Residence. In the event the Owner of a Residence fails to maintain his Residence and Limited Common Elements, as are required in this Master Deed, or shall make any structural addition or alteration without the required written consent, or otherwise violates or threatens to violate the provisions hereof, the Association shall have the right to proceed in a Court of Equity for an injunction to seek compliance with the provisions hereof. In lieu thereof, and in addition thereto, the Association, through its Board of Directors, shall have the right to levy an assessment against the Owner of the Residence, and the Residence, for such necessary sums to remove any unauthorized structural addition or alteration, and to restore the Property to good condition and repair.

XI.

MAINTENANCE AND REPAIR OF GENERAL COMMON ELEMENTS  
AND LIMITED COMMON ELEMENTS BY ASSOCIATION