

not constitute a waiver of the right to approve any subsequent sale, subletting or assignment by the purchaser or lessee of such Unit.

G. Any provisions hereunder to the contrary notwithstanding, in the event that any Owner of a Unit shall desire to sell his Unit to any person, firm or corporation except Declarant within one (1) year from the date of execution of the Condominium Purchase Agreement with respect to such Unit, he shall first offer in writing to sell such Unit to Declarant, its successors or assigns, at the same price for which said Unit was sold originally by Declarant, its successors or assigns, to such Owner or to his predecessor or predecessors in title. If Declarant, its successors or assigns, does not accept or reject in writing said offer of sale within seven (7) days from the date of receipt of the same, then such Owner of such Unit shall have the right to sell the same (but subject to the remaining provisions of this paragraph) without any further or additional offer to Declarant.

**XXIII. RIGHTS OF DECLARANT**

Notwithstanding anything contained in this Declaration, or in the By-Laws or any rules and regulations as may be adopted from time to time by the Board of Directors the Declarant is irrevocably empowered to sell, lease, rent and/or mortgage Condominium Units and portions thereof to any purchaser, lessee or mortgagee approved by it in its sole discretion and Declarant shall have the right to transact any business necessary to consummate sales or rentals of Units or portions thereof including, but not limited to, the right to maintain models, have signs, use the Common Areas and show Units. The sale(s) office, signs, and all items pertaining to sales shall not be considered Common Areas, and shall remain the property of Declarant.

**XXIV. UNITS SUBJECT TO DECLARATION, BY-LAWS, RULES AND REGULATIONS**

All present and future Owners, tenants and occupants of Units shall be subject to and shall comply with the provisions of this Declaration, the By-Laws and any Rules and Regulations as may be adopted in accordance with the By-Laws, as said Declaration, By-Laws, Rules and Regulations may be amended from time to time. The acceptance of a deed

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