

interest therein, including but not limited to every residence and the appurtenances thereto; and every residence owner and claimant of the land or any part thereof or interest therein, and his heirs, executors, administrators, successors and assigns shall be bound by all of the provisions of the condominium documents. An easement shall also exist for the maintenance, repair and replacement of any such facilities which may be attached to or encroach upon a Unit. Further, minor encroachments resulting from the rebuilding of a Unit which has been partially or totally destroyed, or due to settlement, or slight physical change, shall be permitted and an easement for said encroachments and maintenance, repair and replacement thereof shall exist. An easement shall also exist for changes in and/or additions to parking facilities as may be needed or required.

XXXII. ADDITIONAL PROVISIONS RELATING TO MORTGAGES

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 Association or the Manager at least 30 days prior to the effective date of (1) any change in the condominium documents or regulations adopted pursuant thereto, and (2) any change of the Manager (not including change in employees of a corporation acting as Manager), provided that the Manager shall have been furnished written notice of the address to which such notification shall be sent.

B. The holder of any such mortgage shall be entitled to written notification from the Association or the Manager of any default by the residence owner of the residence covered by such mortgage in the performance of the obligations of such residence owner under the condominium documents or the regulations adopted pursuant thereto which is not cured within 60 days, provided that the Manager shall have been furnished written notice of the address to which such notification shall be sent.

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