

1213-507

ARTICLE XIX. Provisions Pertaining to Developer.

Notwithstanding any other provisions herein contained, the following provisions shall be deemed to be in full force and effect:

1. The Developer reserves the unrestricted right to sell, assign, mortgage, or lease any units which it continues to own after the recording or filing of this Declaration and Exhibits; to post signs on the condominium property; to maintain general and sales offices in or about the condominium property; to have its employees present on the condominium property to show units; to use the general common elements and limited common elements and to do such other things as it may deem necessary or appropriate to sell or rent condominium units, all without charge.

ARTICLE XX. Amendment.

1. Except for alteration in the size of a unit or alteration of the percentages as stated in Exhibit B attached hereto, which cannot be done except with the consent of all unit owners, this Declaration, Bylaws and Exhibits attached hereto may be amended at any regular or special meeting of the members of the Association called and convened in according with this Declaration and the Bylaws by the affirmative vote of members casting not less than sixty-six and two-thirds (66 2/3%) percent of the total votes of the member of the Association. Unit owners not present at the meeting considering such amendments may express their approval in writing or by proxy.

2. Any amendment shall be certified by the President or Vice-President and by the Secretary or Treasurer of the Board of Directors as having been duly adopted by the required percentage of members of the Association and shall be recorded as required by the Act.

3. No amendment shall be enacted which shall impair or prejudice the rights and priorities of any mortgages or other encumbrances of record affecting the units nor shall an amendment change or alter any provisions of this Declaration with respect

