

condominium documents only to the extent that such restrictions were applicable to such residences when owned by the Developer.

ARTICLE XXVII  
CONDEMNATION

(A) If part of the Condominium Property shall be taken or condemned by any authority having the power of eminent domain, such that no unit nor any part thereof is taken, then all compensation and damages for and on account of the taking of the common areas, exclusive of compensation for consequential damages to certain affected units, shall be payable to the Board of Directors, as Trustee for all co-owners and Mortgagee according to the loss or damages to their respective interests in such common areas. The Association, acting through its Board of Directors, shall have the right to act on behalf of the co-owners with respect to the negotiation and litigation of the issues with respect to the taking and compensation affecting the common areas, without limitation on the right of the unit owners, or any Mortgagees of any one or more units, to represent their own interests. Such proceeds shall, subject to the prior rights of such Mortgagees, be used in accordance with the provisions of the Master Deed. Nothing herein is to prevent co-owners whose units are specifically affected by the taking or condemnation proceedings from joining in such proceeding and petitioning on their own behalf for consequential damages relating to loss of value of the affected units, or personal improvements therein, exclusive of damages relating to common areas. In the event that the condemnation award does not allocate consequential damages to specific co-owners, but by its terms includes an award