

the lessee and his immediate family or as may be approved or otherwise provided for by the Board of Directors. No room may be rented and no transient tenants accommodated. This Section 8 shall not apply, however, to any lease or leases which may be entered into by the Developer, or which may be in existence on the date of the recording of this Master Deed.

Section 9.

General. No nuisance shall be allowed upon any of the Units or the General or Limited Common Elements nor shall any practice be allowed which is a source of annoyance to residents, or which will interfere with the peaceful possession and proper use of the Units or General or Limited Common Elements by the residents of the Property. No Unit Co-owner shall permit or suffer anything to be done or kept in his Unit which will increase the rates of insurance on the building in which it is located. Additional regulations concerning use of the General Common Elements and the Limited Common Elements may be promulgated by the Association. Copies of all additional regulations shall be furnished to all Unit Owners.

IX.

ALTERATIONS OR ADDITIONS TO GENERAL COMMON ELEMENTS OR LIMITED COMMON ELEMENTS

There shall be no alteration or additions to the General Common Elements or Limited Common Elements of this Property, except as authorized by the Board of Directors and approved by not less than a majority of the Unit Co-owners of this Property; provided that no alterations or additions which prejudice the right of any Unit Co-owner to the full use and enjoyment of his Unit shall be made without his consent. The cost of the foregoing shall be assessed as common expenses. Where any alteration or additions as aforescribed (i.e. to the General Common Elements or Limited Common Elements) are exclusively or substantially exclusively for the benefit of the Unit Co-owner(s) requesting same, then the cost of such alterations or additions shall be assessed against and collected solely from such Unit Co-owner(s), and the assessment shall be levied in such

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