Estate Appraisers or other similar professional society of real estate appraisers. The closing shall occur within thirty (30) days following the report of such appraiser. The purchase price shall be paid by assumption of any existing mortgage indebtedness if the holder thereof consents, and the balance thereof, if any, in cash.

C. In the event a residence owner desires to make a structural change in his residence, he may do so only at his expense and only after prior approval of at least 75% of the members of the Board of Directors and the consent of all abutting residence owners, which consent of such residence owners shall not be unreasonably withheld.

XV. RIGHT OF ACCESS

The Council of Co-Owners shall have the irrevocable right, to be exercised by the administrator or the Board of Administration, or other form of administration specified in the By-Laws, to have access to each Condominium Unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any of the Common Elements therein or accessible therefrom, or for making emergency repairs therein necessary to prevent damage to the Common Elements or to another Condominium Unit or Units.

XVI. ENCROACHMENTS

If any portion of the Common Areas encroaches upon any Unit, or if any Unit now encroaches upon any other Unit, or upon any portion of the Common Areas, as a result of the construction of the Building(s), or if any such encroachment shall occur hereafter as a result of settling or shifting of the Building(s), a valid easement for the encroachment and for the maintenance of same so long as the Building(s) stand(s) shall exist. In the event the Building(s), the Unit, any adjoining Common Area shall be partially or totally destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings, and then rebuilt, encroachment of parts of the Common Areas upon any Unit or of any Unit upon any other Unit or upon any portion of the Common Areas due to such rebuilding shall be

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