

XI.

ADMINISTRATION

A Board of Administration consisting of the co-owners shall be the governing body for all of the Unit co-owners with respect to the administration, maintenance, repair and replacement of the property as provided by the Act, this Deed and the By-laws. The Board of Administration shall execute a management agreement with Dover Townhouses Home Owners Association, Inc. to handle the care and upkeep of the General or Limited Common Elements and to collect maintenance charges, reserve deposits and insurance premiums. A copy of the By-Laws of the Board of Administration is attached hereto and made a part hereof as Exhibit "C" and by reference incorporated herein as if fully set forth herein.

Each Unit co-owner shall automatically become and be a member of the Board of Administration so long as he continues as a Unit co-owner. Upon the termination of the interest of a Unit co-owner, his membership shall thereupon automatically terminate and transfer and inure to the new Unit co-owner succeeding him in interest.

XII.

RESIDENTIAL USE RESTRICTIONS APPLICABLE TO UNITS

Each Unit is hereby restricted to residential use by the co-owner or co-owners thereof, their immediate families, guests and invitees. No co-owner or co-owners of any Units shall permit use of the same for transient, hotel or commercial purposes.

In order to provide for a congenial occupation of the property and to provide for the protection of the value of the Units, the use of the Property shall be restricted to and be in accordance with the following provisions:

- A. The Units shall be used for single family residences only.
- B. The General Common Elements and Limited Common Elements shall be used for the furnishing of services and facilities for which they are reasonably intended, for the enjoyment of the Unit co-owners, and subject to such regulation by rules and By-Laws as may in the opinion of the Board of Administration, achieve the maximum beneficial use thereof.
- C. No Unit shall be used for any other purpose than as a private dwelling for the co-owner and his immediate family or by a person and such person's immediate family to whom the co-owner shall have leased his Unit subject to the provisions of the Master Deed and By-laws.

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