

in accordance with their percentage interest in common surplus as declared herein.

XVI.

AMENDMENT OF MASTER DEED

This Master Deed may be amended at any regular or special meeting of the unit co-owners of this Regime, called and convened in accordance with the By-Laws, by the affirmative vote of Voting Members casting not less than two-thirds (2/3rds) of the total vote of the members of the Association.

All Amendments shall be recorded and certified, as required by the Act. No Amendment shall change any Unit, nor a Unit's proportionate share of the common expenses or common surplus, nor the voting rights appurtenant to any unit, unless the record owner (s) thereof, and all record owners of mortgages or other voluntarily placed liens thereon, shall join in the execution of the Amendment. No Amendment shall be passed which shall impair or prejudice the rights and priorities of any mortgages.

XVII.

THE BY-LAWS - THE OPERATING ENTITY AND REMEDIES IN
EVENT OF DEFAULT

The operation of the property shall be governed by By-Laws, which are set forth in a document entitled "By-Laws of Dover Townhouses No. 39" which are annexed to this Master Deed as "Exhibit C", and made a part hereof.

XVIII.

RECREATIONAL LAND

Dover Townhouses Home Owners Association, Inc. a non-profit corporation for the benefit of the co-owners of Lots 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 50 shown on Exhibit "A" has legal title to the Commons and Open Space shown on Exhibit "A" and in order to maintain said Commons and Open Space clean and orderly, the aforesaid lots are hereby charged with the expense of maintaining said Commons and Open Space.

Governors Square Associates intends to construct condominium dwelling units on the Lots 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51 and 52 and to establish a condominium regime for each lot consisting of two (2) units in a single building on each lot.

Jess W. Levins intends to construct condominium dwellings on Lots 39 and 40 and to establish a condominium regime for said lots consisting of two (2) units in a single building on each lot.

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