

document shall not constitute waiver of the right of Developer to thereafter enforce such right, provision or condition in the future.

XXX.

USE OR ACQUISITION OF INTEREST IN PROPERTY TO RENDER
USER OR ACQUIRER SUBJECT TO PROVISIONS OF MASTER DEED,
RULES AND REGULATIONS

All present or future owners, tenants, or any other person who might use the facilities of Bridgeview II Horizontal Property Regime in any way, are subject to the provisions of this Master Deed, and the mere act of occupancy of any Unit, or the mere acquisition or rental of any Unit, shall signify that the provisions of this Master Deed are accepted and ratified in all respects.

XXXI.

RIGHT OF DEVELOPER TO SELL OR LEASE UNITS OWNED BY IT FREE
OF RIGHT OF FIRST REFUSAL OR RIGHT OF REDEMPTION AND RIGHT
OF DEVELOPER TO REPRESENTATION ON BOARD OF DIRECTORS OF
ASSOCIATION

So long as the Developer herein shall own any Unit, the said Developer shall have the absolute right to lease or sell any such Unit to any person, firm or corporation, upon any terms and conditions as it may deem to be in its own best interests and as to the lease or sale of any Unit by Developer, the right of first refusal and any right of redemption herein granted to Association shall not be operative or effective in any manner. Further, and so long as the said Developer is the owner of at least ten units, the said Developer shall have the right to designate and select one of the persons who shall serve as a member of each Board of Directors of Association. Whenever Developer shall be entitled to designate and select any person or persons to serve on any Board of Directors of Association, the manner in which such person or persons shall be designated shall be as provided in the By-Laws of Association and Developer shall have the right to remove any person or persons selected by it to act and serve on said Board of Directors and to replace such person or persons with another person or other persons to act and serve in the place of any Director or Directors so removed for the remainder of the unexpired term of any Director or Directors so removed. Any Director designated and selected by Developer need not be a resident in the property. However, the said Developer shall be responsible for the payment of any assessments which may be levied by Association against any completed Unit owned by said Developer, and for complying with the remaining terms and provisions hereof in the same manner as any other