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or any Vice President of the Association attested by the Secretary or Assistant Secretary of the Association, and shall be executed by them with the formalities of a deed and shall include the recording data identifying the Declaration, and an Affidavit executed by the President or any Vice President of the Association shall be attached to the Certificate certifying that sixty-six and two-thirds (66 2/3%) per cent or more of the Unit Owners entitled to vote voted in favor of the amendment provided, however, that no such amendment shall adversely affect the lien or priority of any previously recorded institutional mortgage as it affects a condominium unit.

11.3 As long as the Sponsor shall hold fee simple title to any unit the Sponsor may amend this Declaration, including, but not limited to, an amendment which will change a unit, a condominium parcel, the Common Elements or Limited Common Elements, and such amendment shall be effective without the joinder of any record owner of any unit or the joinder of any record owner of any lien thereon; provided, however, that no such amendment shall adversely affect the lien or priority of any previously recorded institutional mortgage as it affects a condominium unit or change the size or dimensions of any unit not owned by the Sponsor.

12. Association By-laws. The By-laws of the Association are attached hereto as Exhibit D and made a part hereof, but may be amended as set forth in those By-laws, notwithstanding anything to the contrary contained herein.

13. Sponsor's Sales Offices. As long as the Sponsor owns any units in any of the buildings referred to in this agreement, or any successor of the Sponsor upon whom the Sponsor confers the benefits provided for herein owns any unit in the condominium regime, the Sponsor and/or its successor to which it has conferred the benefits provided herein, shall have the right and privilege to maintain general and sales offices in, or about the property described in the Declaration or the Declaration as amended and model units located on the property, and shall have the right and privilege to have its employees present on the premises, to show condominium units, to use the Common Elements, and without limitation to do any and all things deemed necessary or appropriate by them to sell or rent condominium parcels, all without charge.

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