

appurtenant to each co-owner's Unit bears to the total of all undivided interests in General Common Elements and Limited Common Elements appurtenant to all Units; provided, however, that said common surplus shall be held by the Association in the manner, and subject to the terms provisions and conditions hereof imposing certain limitations and restrictions upon the use and distribution of said common surplus. Except for distribution of any insurance indemnity herein provided, or termination of Dover Townhouses Horizontal Property Regime, any distribution of common surplus which may be made from time to time shall be made to the then co-owners of Units 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 records 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. 45 which are annexed to this Master Deed as "Exhibit C", and made a part hereof.

XVIII.

RECREATIONAL LAND

The Declarant is the owner of the property shown in Exhibit "A" shown as Lots 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, and 52 and Commons and Open Space. The Commons and Open Space has been conveyed to a non-profit corporation known as Dover Townhouses Home Owners Association, Inc. for the benefit of the co-owners of the aforesaid lots. No improvements will be constructed on the Commons and Open

0542

4328 RV-2