

3. Any liens affecting any of the residences shall be deemed to be transferred in accordance with the existing priorities to the percentage of the undivided interest of the residence owner in the property; and

4. The property shall be subject to an action for partition at the suit of any residence owner, in which event the net proceeds of sale shall be paid to the Insurance Trustee. Such net proceeds of sale, together with the net proceeds of the insurance on the property shall be considered as one fund and shall be divided among all the residence owners in shares equal to the fractional shares of undivided interest owned by each owner in the property (taking into account a residence owner's increased share by reason of a "betterments" increase or endorsement). To the extent sufficient for the purpose, a residence owner's share shall first be paid to satisfy any lien on the undivided interest in the property owned by such residence owner.

XVIII.

STRUCTURAL CHANGES, EXTERIOR CHANGES AND ADDITIONS

Whenever it is desired that structural changes or additions be made to the Common Areas and facilities, the following provisions will control:

A. Required vote. If the vote to make any such change or addition is at least 75% or more of the total vote of the Association, the proposed change or additional shall be made, and the cost(s) thereof shall be borne by the residence owners in their respective percentages of undivided interest in the Common Area and facilities.

B. Excessive additional cost. If the cost of such change or addition is greater than 1½% of the total value of the property in condominium, any residence owner who votes against the change or additional but was required to bear a proportionate amount of the cost may require the Association to buy his residence at a fair price. The term "total value" means the value determined by an appraisal of the whole condominium including residences and Common Areas, Limited Common Areas and facilities and without deduction on account of debts secured thereby, conducted by an appraiser licensed by the American Institute of Real Estate Appraisers,

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