

B. Not to make or cause to be made any structural addition or alteration to his Unit or to the General Common Elements, without prior consent of the Association and all mortgagees holding a mortgage on his Unit.

C. To make no alteration, decoration, repair, replacement or change to the General Common Elements or to any outside or exterior portion of the Building including the exterior side of any door; and to use only those contractors or sub-contractors within his Unit approved by the Board of Directors of the Association. However, institutional mortgagees may use such contractors or sub-contractors as they desire. Each Unit Owner will also be bound and restricted by any rules adopted by the Association at any time governing any furnishings, additions or renovations which can be seen from outside the Building, including regulations affecting the exterior side of curtains, storm windows, storm doors, etc.

D. To permit the Board of Directors, or the agents or employees of the Association, to enter into any Unit (i) for the purpose of maintenance, inspection, repair, replacement of the improvement included within the General Common Elements; or (ii) to determine, in case of emergency, any circumstances which may be threatening Units or the General Common Elements; or (iii) to determine compliance with the provisions of this Master Deed and the By-Laws of the Association.

E. To show no signs, advertisements, or notices of any type on the General Common Elements or his Unit, and erect no exterior antenna or aerials, except that Developer and Developer's lender(s) may display signs during the renovation and sale period for the sale or lease of Units presently owned by them or obtained by them through foreclosure or deeds in lieu of foreclosure.

Section 2.

Failure to Maintain Unit. In the event the Owner of a Unit fails to maintain said Unit and Limited Common Elements, as required in this Master Deed or by any action of the Association permitted herein, or shall make any structural addition or alteration without the required written consent, or otherwise violates or threatens to violate the provisions hereof, the Association shall have the right to proceed in

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