

Each unit will be charged with a prorata cost of maintaining the Commons and Open Space. The Dover Townhouses Home Owners Association, Inc. will assess each unit co-owner for said prorata costs.

Until the Declarant establishes condominium regimes on the aforesaid lots, each of the aforesaid lots shall be charged with prorata costs.

The said costs shall be a charge against said lots running with the land and may be collected by judicial process in law or equity.

The co-owners of said units in the various condominium regimes or the lot owners of said lots, in the event condominium regimes are not constructed on said lots, shall be entitled to use the Commons and Open areas for recreational purposes.

XIX.

ADDITIONAL PROVISIONS RELATING TO MORTGAGEES

The following provisions, in addition to provisions set forth elsewhere in the condominium documents, shall be applicable to the holders of first mortgages upon the individual residences contained in the condominium.

- A. The holder of any such mortgage shall be entitled to written notification from the Board of Administration or the Manager at least 30 days prior to the effective date of (i) any change in the condominium documents or regulations adopted pursuant thereto, and (ii) any change of the Manager (not including change in employees of a corporation acting as Manager, provided that the Manager shall have been furnished written notice of the address to which such notification shall be sent.
- B. The holder of any such mortgage shall be entitled to written notification from the Board of Administration or the manager of any default by the residence owner of the residence covered by such mortgage in the performance of the obligations of such residence owner under the condominium documents or the regulations adopted pursuant thereto which is not cured within 60 days, provided that the Manager shall have been furnished written notice of the address to which such notification shall be sent.
- C. Unless all holders of first mortgages on individual residences have given their prior written approval, the Board of Administration or Manager, as the case may be, shall not (i) fail to employ a professional manager for the condominium, (ii) change the pro rata interest or obligation of any residence for purposes of levying assessments and charges and determining shares of the common elements and limited common elements

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