

XVIII.

RECREATIONAL LAND

Dover Townhouses Home Owners Association, Inc. a non-profit corporation for the benefit of the co-owners of Lots 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 50 shown on Exhibit "A" has legal title to the Commons and Open Space shown on Exhibit "A" and in order to maintain said Commons and Open Space clean and orderly, the aforesaid lots are hereby charged with the expense of maintaining said Commons and Open Space.

Governors Square Associates intends to construct condominium dwelling units on the Lots 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51 and 52 and to establish a condominium regime for each lot consisting of two (2) units in a single building on each lot.

Jess W. Levins intends to construct condominium dwellings on Lots 39 and 40 and to establish a condominium regime for said lots consisting of two (2) units in a single building on each lot.

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

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