

bearing walls and/or partitions, and further excluding all pipes, ducts, wires, conduits and other facilities running through any interior wall or partition for the furnishing of utility services to the residences, Common Areas and facilities. Provided, however, with respect to the walls between the adjacent residences the vertical boundary line of each residence shall be the center line of such party wall. The windows and doors are part of a Unit.

Each unit or residence shall include the residence owner's undivided percentage interest in the Common Areas, Limited Common Areas and facilities as shown on "Exhibit B" and membership in the Merry Oaks Association of Resident Owners, Inc. Membership in the Association shall include the right to vote on all matters under this Master Deed and By-Laws. The Association shall have only one class voting membership which shall consist of all units owners, including the Declarant, Wildaire-Merry Oaks Partnership. Each unit owner shall be entitled the percentage share of stock ownership in the Association equal to the percentage share of the Common Areas, facilities and Limited Common Areas, as shown on Schedule B. When more than one person owns an interest in a unit or residence, the vote for that unit or residence shall be exercised among the owners. In no event shall more than the percentage of ownership vote be cast with respect to any residence. The percentage of undivided interest in the General Common Elements and Limited Common Elements allocated to each Unit shall not be changed except with the unanimous consent of all of the co-owners of all the Units and all record owners or mortgages thereon.

IV.

RESTRICTIONS

To insure maximum enjoyment of the Units of this condominium property, these units shall be restricted as follows:

1. No unit may be divided or subdivided into a smaller unit or units than as shown on Exhibit A hereto, nor shall any unit or portion thereof be added to or incorporated into any other unit.

2. The undivided interest in the Limited Common Elements and General Common Elements declared to be appurtenant to each unit shall not be conveyed, devised, encumbered or otherwise dealt with separately from