

covenants and restrictions in this Declaration and the By-Laws and further has the approval of the Board of Directors as described in this Declaration.

B. The Board of Directors of the Association is authorized to adopt rules for the use of the Common Areas, said rules to be furnished in writing to the Owners. There will be no violation of said rules.

C. Notwithstanding anything herein to the contrary, Declarant, and such persons it may select, shall have the right of ingress and egress over, upon and across the Common Areas, the right to utilize one or more Condominium Units as a model or office, the right to erect signs upon the property for the purpose of advertising availability of Condominium Unit and/or similar uses, and the right to store materials on the Common Areas and make such other use thereof as may be reasonably incident to construction development and sale of the Condominiums.

#### IX. RECORDS OF RECEIPTS AND EXPENDITURES

The administrator or the Board of Directors, or other form of administration specified in the By-Laws, shall keep a book with a detailed account in chronological order, of the receipts and expenditures affecting the property and its administration, and specifying the maintenance and repair expenses of the common elements and any other expenses incurred. Both the book and the vouchers accrediting the entries made thereupon shall be available for examination by all the Co-Owners at convenient hours on working days that shall be set and announced for general knowledge.

#### X. ASSESSMENTS AND EXPENSES TO BE SHARED

Assessments against the Unit Owners shall be determined by the Board of Directors and shall be governed by the following provisions, provided, however, notwithstanding anything to the contrary herein, no Unit Owner will ever be assessed a percentage of the common expenses in excess of his percentage undivided interest.

A. Share of Expense:

1  
6  
9  
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