

Association. However, institutional mortgagees may use such contractors or sub-contractors as they desire.

D. To permit the Board of Directors, or the agent or employees of the Association, to enter into any Office (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 Offices 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 Office except as approved by the Board of Directors, and erect no exterior antenna or aerials, except as approved by the Board of Directors.

Section 2.

Failure to Maintain Office. In the event the Owner of an Office fails to maintain said Office and Limited Common Elements, as are required in this Master Deed, 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 a Court of Equity for an injunction to seek compliance with the provisions hereof. In lieu thereof, and in addition thereto, the Association, through its Board of Directors, shall have the right to levy an assessment against the Owner of the Office, and the Office, for such necessary sums to remove any unauthorized structural addition or alteration, and to restore the Property to good condition and repair.

XI.

MAINTENANCE AND REPAIR OF GENERAL COMMON ELEMENTS  
AND LIMITED COMMON ELEMENTS BY ASSOCIATION

The Association, at its expense, shall be responsible for the maintenance, repair and replacement of all of the General Common Elements and for all of those Limited Common Elements on the Property except individual balconies, decks and patios. The responsibility of

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