

appurtenant to his Unit, provided the Association shall have the right and responsibility to direct the manner in which such maintenance and painting shall be performed, including the color and frequency of repainting..

B. Not to make or cause to be made any structural addition or alteration to his Unit or to the General Common Elements, without prior consent of the Associations and all mortgages holding a mortgage on his Unit.

C. To make no alteration, decoration, repair, replacement or change of the General Common Elements or any outside or exterior portion of the Building.

D. To permit the Board of Directors, or the agent or employees of the Association, to enter into any Unit (i) for the purpose of maintenance, inspection, repair, replacement of the improvement included within the General Common Elements; (ii) to determine, in case of emergency, any circumstances which may be threatening Units 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 Unit, and erect no exterior antenna or aerials, except Developer and Developer's lender(s) may display signs during the construction period and for the sale of Units owned by them under foreclosure or deeds in lieu of foreclosure.

Section 2.

Failure to Maintain Unit. In the event the Owner of an Unit fails to maintain said Unit as 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 Unit, and the Unit itself, for

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