

XXXI.

RIGHT OF DEVELOPER TO SELL OR LEASE UNITS OWNED BY IT  
FREE OF RIGHT OF FIRST REFUSAL OR RIGHT OF REDEMPTION  
AND RIGHT OF DEVELOPER TO REPRESENTATION ON BOARD OF  
DIRECTORS OF ASSOCIATION

So long as the Developer herein shall own any Unit, the said Developer shall have the absolute right to lease or sell any such Unit to any person, firm or corporation, upon any terms and conditions as it may deem to be in its own best interests and as to the lease or sale of any Unit by Developer, the right of first refusal and any right of redemption herein granted to Association shall not be operative or effective in any manner. Further, and so long as the said Developer is the owner of at least ten (10) units, the said Developer shall have the right to designate and select one of the persons who shall serve as a member of each Board of Directors of Association. Whenever Developer shall be entitled to designate and select any person or persons to serve on any Board of Directors of Association, the manner in which such person or persons shall be designated shall be as provided in the By-Laws of Association and Developer shall have the right to remove any person or persons selected by it to act and serve on said Board of Directors and to replace such person or persons with another person or other persons to act and serve in the place of any Director or Directors so removed for the remainder of the unexpired term of any Director or Directors so removed. Any Director designated and selected by Developer need not be a resident in the property. However, the said Developer shall be responsible for the payment of any assessments which may be levied by Association against any Unit owned by said Developer, and for complying with the remaining terms and provisions hereof in the same manner as any other owner of a Unit in the property. Any representative of Developer serving on the Board of Directors of Association, shall not be required to disqualify himself upon any vote upon any management contract or other contract or lease between Developer or any individual partnership or corporation having an identity of interest with said Developer and Association where the said Developer or said individual partnership or other corporation having an identity of interest with said Developer may have a pecuniary or other interest. Similarly, Developer, as a member of Association, shall not be required to disqualify itself in any vote which may come before the membership of Association upon any

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