

that time, according to the percentages set forth on Exhibit C; except that no provision hereof which requires the consent of more than the Owners of such two-thirds interest, or which requires the consent of other parties (such as mortgagees), may be amended unless such amendment receives the clear consent of such greater majority and/or all such other parties.

All Amendments shall be recorded and certified, as required by the Act. No Amendment shall change any Unit, nor a Unit's proportionate share of the Common Expenses or Common Surplus, nor the voting rights appurtenant to any Unit, unless the record Owner(s) thereof, and all records owners of mortgages or other voluntarily placed liens thereon, shall join in the execution of the Amendment. No Amendment shall be passed which shall impair or prejudice the rights and priorities of any mortgagees. No Amendment shall change the provisions of this Master Deed with respect to institutional mortgagees without the written approval of all institutional mortgagees of record.

Amendments which are specifically authorized by this Master Deed and by the Act, such as those described in Article XX, shall become effective when approved and recorded in the manner specified in the appropriate section hereof. Such Amendments shall be certified by the Developer as having been duly approved in accordance with this Master Deed and shall not require any additional signatures.

XIX.

MISCELLANEOUS PROVISIONS

Section 1. Default in Payment of Taxes. In the event a Unit Owner defaults in the payment of any ad valorem taxes assessed against his Unit, the Association will have the right to cure such default and to treat the amount spent in so doing as a lien against the Owner's Unit, enforceable as hereinabove provided with respect to Annual and Special Assessments against such Unit.

Section 2. Association Board of Directors. The Developer shall have the continued right to designate one member of the Board of