

additional permits, licenses and easements over the Common Area for utilities and other purposes reasonably necessary or useful for the proper maintenance and operation of the Project.

Section 10.3. Other. There is hereby granted to the Association, its directors, officers, agents and employees and to any manager employed by the Association and to all policemen, firemen, ambulance personnel, and all similar emergency personnel, an easement to enter upon the Project or any part thereof in the proper performance of their respective duties. Except in the event of emergencies, the rights under this Section 10.3 shall be exercised only during reasonable daylight hours, and then, whenever practicable, only after advance notice to the Owner or Owners affected thereby.

#### ARTICLE XI

##### Assigned Value and Unit Vote

Section 11.1. Unit and Property Values. The Schedule of Percentage Interests contained in Exhibit F attached hereto shows the assigned value of each Unit as of the date of this Master Deed and the Percentage Interest appurtenant to such Unit for all purposes. The value of the Project is equal to the total value of all Units, which includes the value of the appurtenant Percentage Interests in the Common Area and Limited Common Area.

Section 11.2. Unit Votes. Owners shall be entitled to a vote in the Association and for all other purposes herein equivalent to the Percentage Interest appurtenant to their respective Units.

#### ARTICLE XII

##### Rights Related to Mortgages

Section 12.1. Notice of Action. Upon written request to the Association from any mortgage holder ("Eligible Mortgage Holder") or any insurer or government guarantor of a mortgage ("Eligible Insurer/Guarantor"), identifying the name and

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