## **TABLE OF CONTENTS**

<b>Description</b>	2
Survey and Description of Improvements	
Apartments and General and Limited Common Elements	
Ownership of Apartments and Appurtenant Interest in General Common Elei	
	11
Restriction Against Further Subdividing of Apartments and Separate Convey	
of Appurtenant Common Elements, Etc.	
Horizontal Property Regime Subject to Restrictions, Etc.	
Perpetual Non-Exclusive Easements in General Common Elements	
Easement for Unintentional and Non-Negligent Encroachments	15
Restraint Upon Separation and Partition of General and Limited Common	4-
Elements	
Rights of Eligible Mortgage Holders and Eligible Insurers or Guarantors	
1. Notice of Action:	
2. Other Provisions for Eligible Mortgage Holders	
3. Non-Material Amendments to Master Deed	
4. Material Amendments to Master Deed	10
Residential Use Restriction Applicable to Residential Apartments and	40
Commercial Use Restrictions Applicable to Commercial Apartments	
Use of General Common Elements Subject to Rules of Association	
Horizontal Property Regime to be Used for Lawful Purposes, Restriction Aga Nuisances, Etc.	
Right of Entry into Apartments in Emergencies	
Right of Entry Into Apartments in Emergencies	
Limitation Upon Right of Co-Owners to Alter and Modify Apartments	
Right of the Association to Alter and Improve General and Limited Common	22
_ ·	23
Elements and Assessment Therefor	
	23
Maintenance and Repair of General and Limited Common Elements by the Association	24
Personal Liability and Risk of Loss of Co-Owner and Apartment and Separat	
Insurance Coverage, Etc.	<del>.</del> 25
Condemnation	
A. Apartments Acquired	
B. Part of Apartment Acquired	
C. <u>Claims</u>	
Insurance	
A. Hazard Insurance	
B. Liability Insurance	
C. General Provisions	
D. <u>Hazard Policy Provisions</u>	
F Claims	29

F	. Insurance Proceed	<u>s</u>	29	
		<u>ers</u>		
App	ortionment of Tax	or Special Assessment if Levied and Assessed Agains	st the	
Reg	Regime as a Whole			
		Deed		
		Default		
	-	Interest in the Regime to Render User or Acquirer Sub er Deed Rules and Regulations, Bylaws and Binding	ject	
		Association, Control of Board of Directors		
	<u>-</u>	Provided to Lender		
	•			
		Jpon Grantor, Its Successor and Assigns, and Subsec	•	
_				
IVIIS				
			_	
	EXHIBIT		50	
	EXHIBIT		51	
	EXHIBIT		52	
	EXHIBIT		53	
	EXHIBIT		54	
	EXHIBIT "A-1"	PHASE I LEGAL DESCRIPTION		
	EXHIBIT "A-2"	PHASE II LEGAL DESCRIPTION		
	EXHIBIT "B"	PHASE I PLAT & ELEVATION CERTIFICATE		
	EXHIBIT "C-1"	PHASE I PLOT PLANS		
	EXHIBIT "C-2"	PHASE II PLOT PLANS		
	EXHIBIT "D-1"	PHASE I TABLE OF VALUES		

PHASE I and II TABLE OF VALUES

ARTICLES OF INCORPORATION OF THE CRESCENT SHORES

BY LAWS OF THE CRESCENT SHORES CONDOMINIUM ASSOCIATION

ARCHITECT'S CERTIFICATE

CONDOMINIUM ASSOCIATION

EXHIBIT "D-2"

EXHIBIT "E"

EXHIBIT "F"

EXHIBIT "G"