

31
BOOK

PAGE

1487 0339

RECORDED AND VERIFIED
REBECCA P. TUCKER
REGISTER OF DEEDS
NEW HANOVER CO. NC

NORTH CAROLINA MAR 1
NEW HANOVER COUNTY 4 45 PM '90

SUPPLEMENTAL DECLARATION TO DECLARATION
OF CONDOMINIUM OF DUNERIDGE RESORT, A
CONDOMINIUM, PHASE I RECORDED IN BOOK
1437 AT PAGE 1717, NEW HANOVER COUNTY
REGISTRY

RECORDED AND VERIFIED
REBECCA P. TUCKER
REGISTER OF DEEDS
NEW HANOVER CO. NC

MAR 1 4 45 PM '90

DUNERIDGE RESORT, A CONDOMINIUM, PHASE II

THIS SUPPLEMENTAL DECLARATION and the exhibits attached hereto and incorporated herein by reference are made this 28th day of February, 1990 by D-G ENTERPRISES, LTD., a North Carolina Corporation, hereinafter called the "Declarant", for itself, its successors, grantees and assigns.

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W I T N E S S E T H:

WHEREAS, the Declarant is the owner in fee simple of a certain 4.25-acre, more or less, tract of real property (the "Property") situated in the Town of Wrightsville Beach, New Hanover County, North Carolina, more particularly described on Exhibit "A-2" attached hereto and made a part hereof, together with all improvements now or hereafter constructed or located thereon, and all rights, privileges, easements and appurtenances belonging or in any way pertaining to the Property; and

WHEREAS, the Declarant intends to market, sell and convey interests in the Property and the improvements thereon as a condominium project pursuant to Chapter 47C of the North Carolina General Statutes entitled "North Carolina Condominium Act"; and

WHEREAS, the Property is a portion of the real property described on Exhibit "A-1" attached to the Declaration of Condominium, Duneridge Resort, A Condominium, Phase I (inadvertantly referred to as Phase One in the Declaration) recorded in Book 1437 at Page 1717, New Hanover County Registry, and is located adjacent to Duneridge Resort, A Condominium, Phase I, a condominium project established by the original Declaration, the site plan and building plans of Phase I having been recorded with the Declaration and in Condominium Plat Book 9 at Pages 85 through 87, New Hanover County Registry; and

WHEREAS, in Article XIV of the Declaration the Declarant reserved the right and option to add all or part of the properties described on Exhibit "A-1" to the provisions of the Declaration and to subject them to its terms and provisions; and

WHEREAS, by the recordation of this Supplemental Declaration in the New Hanover County Registry, the Declarant intends to submit all of the real property, and the improvements thereon and appurtenances thereto, described on Exhibit "A-2" attached hereto to the provisions of Chapter 47C of the North Carolina General Statutes and to the provisions of the Declaration recorded in Book 1437 at Page 1717, New Hanover County Registry.

NOW, THEREFORE, THE DECLARANT DOES HEREBY DECLARE THAT ALL OF THE REAL PROPERTY DESCRIBED ON EXHIBIT "A-2" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, AS WELL AS ALL OF THE IMPROVEMENTS CONSTRUCTED THEREON, IS HELD AND SHALL BE HELD, CONVEYED, HYPOTHECATED, ENCUMBERED, USED, OCCUPIED AND IMPROVED SUBJECT TO THE FOLLOWING COVENANTS, CONDITIONS, RESTRICTIONS, USES, LIMITATIONS AND OBLIGATIONS, ALL OF WHICH ARE DECLARED TO BE IN FURTHERANCE OF A PLAN FOR THE IMPROVEMENT OF THE PROPERTY AND THE DIVISION THEREOF INTO CONDOMINIUM UNITS AND SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE A BURDEN AND A BENEFIT TO THE DECLARANT, ITS SUCCESSORS AND ASSIGNS, AND ANY PERSON OR ENTITY ACQUIRING OR OWNING AN INTEREST IN THE REAL PROPERTY AND IMPROVEMENTS, OR ANY SUBDIVISION THEREOF, THEIR GRANTEES, SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES AND ASSIGNS.

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RETURNED TO C Esq - mwr

ARTICLE I

SUBMISSION OF PROPERTY TO THE ACT

1.1 Submission. The Declarant, by this Supplemental Declaration, submits only the real property described on Exhibit "A-2" attached hereto, together with the improvements thereon and appurtenances thereto, to the Act, and hereinafter this submission shall be referred to as DUNERIDGE RESORT, A CONDOMINIUM, PHASE II. Nevertheless, the Declarant hereby reserves to itself the exclusive right and option, but not the obligation, to add to or expand the property subject to the Declaration recorded in Book 1437 at Page 1717, New Hanover County Registry, by the addition of all or any portion or portions of the remainder of the real property described on Exhibit "A-1" to the Declaration in one or more phases of DUNERIDGE RESORT, A CONDOMINIUM upon the terms and in the manner set forth in Article XIV of said Declaration, which is incorporated herein by reference.

1.2 Name. The Property shall hereafter be known as DUNERIDGE RESORT, A CONDOMINIUM, PHASE II.

1.3 Division of Property into Separately Owned Units. Declarant, pursuant to the Act, and to establish a plan of condominium ownership for the Property, does hereby divide the Property into forty-eight (48) Units as shown on the Plats and Plans and does hereby designate all such Units for separate ownership.

1.4 Limited Common Elements. The Limited Common Elements serving or designed to serve each Unit are hereby allocated solely and exclusively to each such Unit. In addition to those defined in Section 1.17 of the Declaration, Limited Common Elements include those set forth on Exhibit "C-2", Sheet 1 of 5, and are hereby allocated to Units as shown on Exhibit "C-2", Sheet 5 of 5.

1.5 Plats and Plans. The plat of the Property is attached hereto as Exhibit "B-2", Sheet 1 of 2, and is recorded in Condominium Plat Book 9 at Pages 193, 194, 195 New Hanover County Registry. The plat complies with N.C.G.S. Section 47C-2-109.

ARTICLE II

DEFINITIONS

The definitions for the terms used in this Supplemental Declaration and in the original Declaration are as follows:

2.1 The terms Act, Affiliate of a Declarant, Allocated Interests, Association or Unit Owners' Association, Common Elements, Common Expenses, Common Expense Liability, Condominium, Declarant, Development Rights, Dispose or Disposition, Executive Board, Identifying Number, Institutional Lender, Lessee, Limited Common Elements, Occupant, Person, Purchaser, Residential Purposes, Security for an Obligation, Security Holder, Special Declarant Rights, Unit, Unit Boundaries and Unit Owner are defined in Article I of the Declaration recorded in Book 1437 at Page 1717, New Hanover County Registry, and those definitions are incorporated herein by reference.

2.2 Declaration. The Declaration of Condominium for Duneridge Resort, A Condominium, Phase I, recorded in Book 1437 at Page 1717, New Hanover County Registry.

2.3 Property. Property shall mean and include the real property described on Exhibit "A-2" attached hereto and incorporated herein by reference, together with all improvements thereon and appurtenances thereto.

2.4 Supplemental Declaration. The Supplemental Declaration for Duneridge Resort, A Condominium, Phase II, and any and all amendments hereto.

I, Janet L. Duff, a Notary Public, do hereby certify that SHEILA R. PHILEMON personally came before me this day and acknowledged that she is Secretary of D-G ENTERPRISES, LTD., a North Carolina Corporation, and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by herself as its Secretary.

NORTH CAROLINA
 NEW HANOVER COUNTY

Secretary

Sheila R. Philemon



By: Sheila R. Philemon, President

D-G ENTERPRISES, LTD.

IN WITNESS WHEREOF, the undersigned has executed this Declaration as of the day and year first above written.

5.1 Except as modified by any prior recorded amendments or this Supplemental Declaration, all provisions of the original Declaration are adopted in their entirety and incorporated herein by reference.

INCORPORATION

ARTICLE V

4.1 Storage spaces numbered S49 through S60, inclusive, shown on Exhibit "C", Sheet 1 of 5, of the Declaration were erroneously shown thereon and were not intended to be part of Phase I, nor were they assigned to any of the owners of Units in Phase I. They are shown on Exhibit "C-2", Sheet 1 of 5, of this Supplemental Declaration as storage spaces numbered S85 through S96, inclusive, and they have been assigned to particular Units as shown on Exhibit "C-2", Sheet 5 of 5, of this Supplemental Declaration.

STORAGE SPACES

ARTICLE IV

3.1 Each unit shall be conveyed and treated as an individual unit ownership in real property capable of independent use and fee simple ownership, and the owner of each unit shall also own, as an apurtenance to ownership of his unit, an undivided interest in the common elements of DUNERIDGE RESORT, A CONDOMINIUM, PHASE I and II and future phases, if any.

3.2 On Exhibit "D" to the Declaration, the Declarant establishes the undivided percentage interest in common elements, common expenses and votes in the Association belonging to each unit owner in DUNERIDGE RESORT, A CONDOMINIUM, PHASE I. Section 14.6 of the Declaration provides for the reallocation of these interests upon the addition of future phases. These reallocations are set forth on Exhibit "D-2" attached hereto and incorporated herein by reference.

THE NATURE AND INCIDENTS OF UNIT OWNERSHIP

ARTICLE III

1487 0341

Witness my hand and official seal, this 28th day of February, 1990.

Janet L. Duffly
Notary Public

My commission expires:
July 21, 1991



STATE OF NORTH CAROLINA
New Hanover County
The Forgoing/Annexed Certificate(s) of
Janet L. Duffly
Notary (Notaries) Public is/are certified
to be correct.
This the 1 day of March 19 90
Rebecca P. Tucker, Register of Deeds
By *[Signature]*
Deputy/Assistant

To determine the true point of beginning, commence at a point in the eastern right of way of Lumlina Avenue Extension (60-foot right of way), as shown on that certain survey entitled "Duneridge Resort, Phase I", recorded in Condominium Book 9 at Pages 85, 86 and 87; running thence along the eastern right of way line of Lumlina Avenue Extension as it curves to the east to a point along a line having a chord course and distance of North 43 degrees 35 minutes 14 seconds East 72.32 feet from the point of beginning; thence continuing with the eastern right of way line of Lumlina Avenue Extension North 44 degrees 30 minutes East 88.17 feet from the preceding point; thence continuing with the eastern right of way line of Lumlina Avenue Extension as it curves to the west to the true point of beginning along a line having a chord course and distance of North 37 degrees 39 minutes East 221.84 feet from the preceding point; running thence from the true point of beginning along the eastern right of way line of Lumlina Avenue Extension North 30 degrees 48 minutes East 27.93 feet to a point at the south end of a curve to the east; thence with the eastern right of way line of Lumlina Avenue Extension as it curves to the east to a point along a line having a chord course and distance of North 39 degrees 48 minutes East 186.16 feet from the preceding point; thence continuing with the eastern right of way line of Lumlina Avenue Extension North 48 degrees 48 minutes East 34.35 feet to a point at the south end of a curve to the west; thence with the eastern right of way line of Lumlina Avenue Extension as it curves to the west to a point along a line having a chord course and distance of North 45 degrees 57 minutes 46 seconds East 59.90 feet from the preceding point; thence South 55 degrees 36 minutes East 358.01 feet to a point; thence South 32 degrees 58 minutes 35 seconds West 520.0 feet to a point; thence North 55 degrees 36 minutes East 100.0 feet to a point; thence North 34 degrees 24 minutes East 30.0 feet to a point; thence North 55 degrees 36 minutes West 200.0 feet to a point; thence North 32 degrees 58 minutes East 24.0 feet to a point; thence North 57 degrees 02 minutes West 54.0 feet to a point; thence North 32 degrees 58 minutes East 130.0 feet to a point; thence North 12 degrees 02 minutes West 18.16 feet to a point; thence North 32 degrees 58 minutes East 20.45 feet to a point; thence North 57 degrees 02 minutes West 35.0 feet to the point and place of BEGINNING; containing 4.25 acres, more or less, and being all of Phase II as shown on that certain survey entitled Duneridge Resort, Phase II, dated May 29, 1989 prepared by Jack G. Stocks.

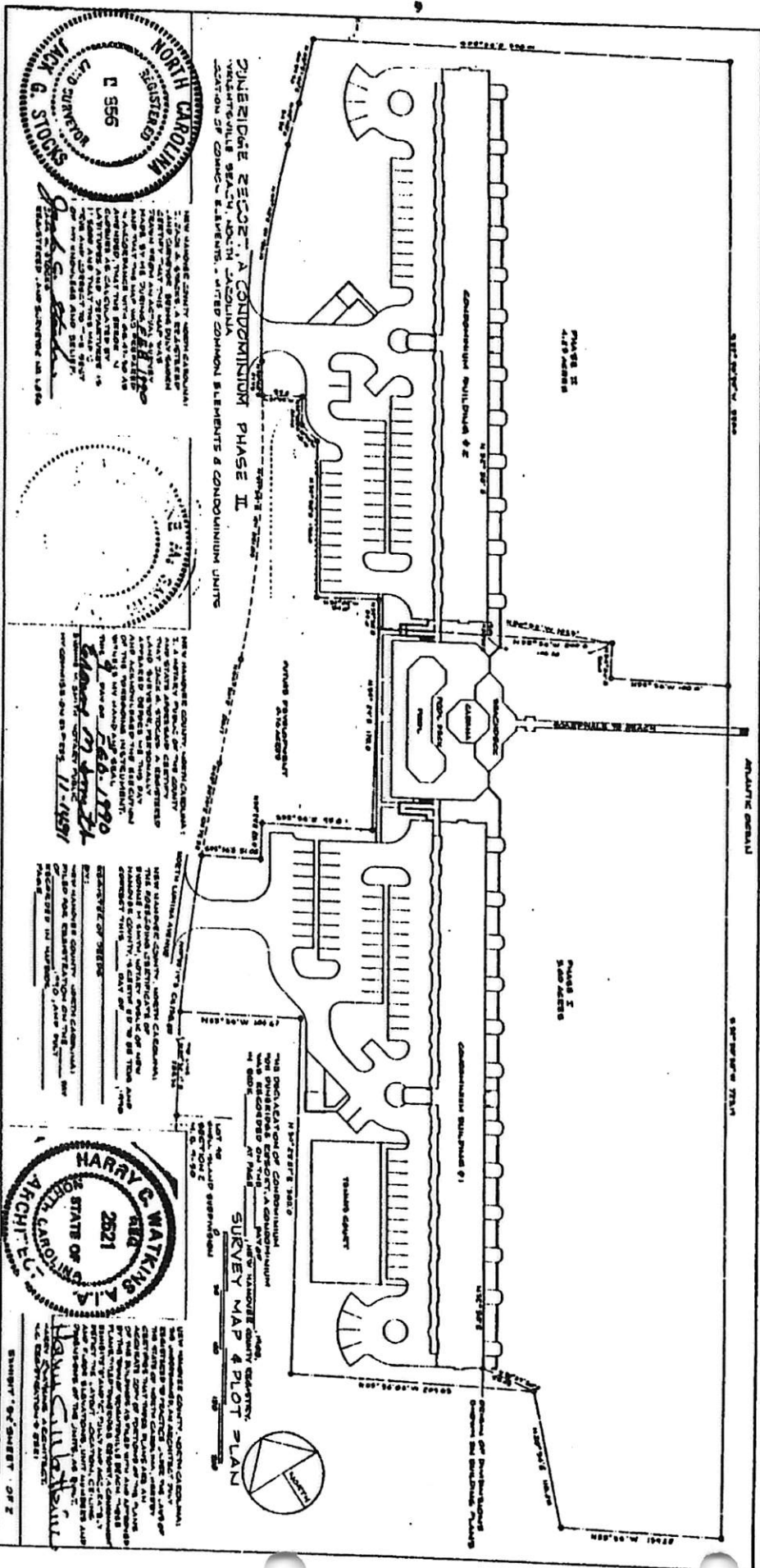
LEGAL DESCRIPTION OF PHASE II
DUNERIDGE RESORT, A CONDOMINIUM

EXHIBIT "A-2"

1481 0343

PAGE

301



DUNRIDGE REGENCY A CONDOMINIUM PHASE II
 VASHTATEVILLE BEACH, NORTH CAROLINA
 LOCATION OF COMMON ELEMENTS, UNIT COMMON ELEMENTS & CONDOMINIUM UNITS

NORTH CAROLINA REGISTERED
 JACK G. STOKES
 L 356

NEW HAMPSHIRE COUNTY, NORTH CAROLINA
 I, JACK G. STOKES, a registered professional engineer, certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of North Carolina. My license number is 356. I am a resident of the State of North Carolina. My office is located at 1000 North Carolina Street, Raleigh, North Carolina. My commission expires on 12/31/1991.

NE 1/4 SECTION 17
 TOWNSHIP 17 NORTH
 RANGE 17 WEST
 COUNTY OF WASHINGTON, NORTH CAROLINA

NEW HAMPSHIRE COUNTY, NORTH CAROLINA
 I, JACK G. STOKES, a registered professional engineer, certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of North Carolina. My license number is 356. I am a resident of the State of North Carolina. My office is located at 1000 North Carolina Street, Raleigh, North Carolina. My commission expires on 12/31/1991.

NEW HAMPSHIRE COUNTY, NORTH CAROLINA
 I, JACK G. STOKES, a registered professional engineer, certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of North Carolina. My license number is 356. I am a resident of the State of North Carolina. My office is located at 1000 North Carolina Street, Raleigh, North Carolina. My commission expires on 12/31/1991.

HARRY C. WATKINS A.P.A.
 ARCHT. E.C. ARCHT. E.C.
 2621

NEW HAMPSHIRE COUNTY, NORTH CAROLINA
 I, HARRY C. WATKINS, a registered professional architect, certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional architect in the State of North Carolina. My license number is 2621. I am a resident of the State of North Carolina. My office is located at 1000 North Carolina Street, Raleigh, North Carolina. My commission expires on 12/31/1991.

THIS DECLARATION OF CONDOMINIUM FOR PHASE II OF DUNRIDGE REGENCY A CONDOMINIUM PHASE II, VASHTATEVILLE BEACH, NORTH CAROLINA, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA. MY LICENSE NUMBER IS 356. I AM A RESIDENT OF THE STATE OF NORTH CAROLINA. MY OFFICE IS LOCATED AT 1000 NORTH CAROLINA STREET, RALEIGH, NORTH CAROLINA. MY COMMISSION EXPIRES ON 12/31/1991.

SURVEY MAP & PLOT PLAN



1487 0345

EXHIBIT "B-2"
Sheet 2 of 2

Certificate of Disclosure
North Carolina Coastal Area Management Act

We hereby certify that prior to entering any agreement or any conveyance with a prospective buyer, we shall prepare and sign, and the buyer of the subject real estate shall receive and sign, a statement which fully and accurately discloses:

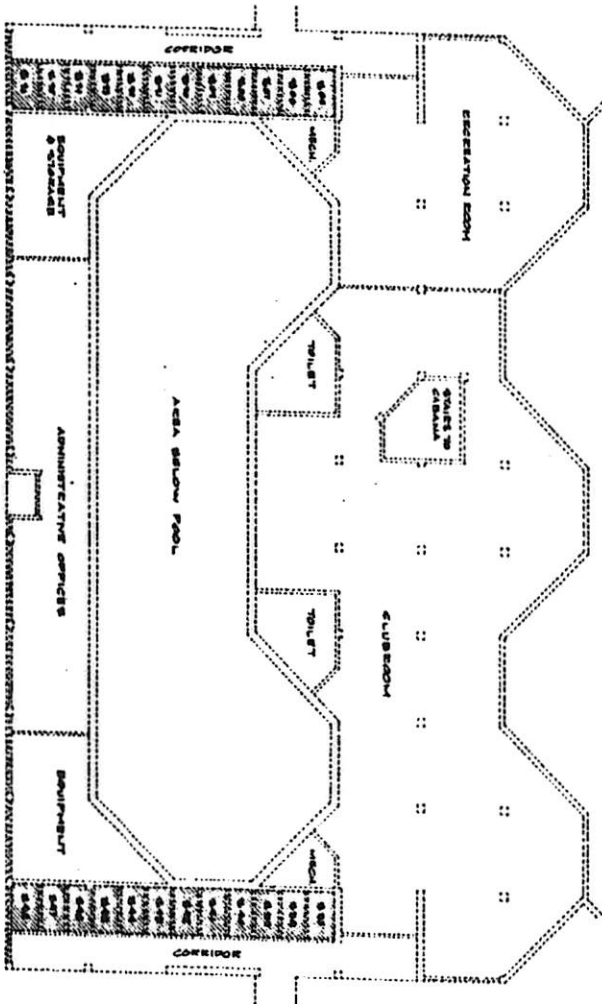
(a) That the buyer may have responsibility to obtain a development permit (minor or major); and

(b) The agency to which an application must be filed in order to obtain any permit prior to any undertaking or activity subject to the requirements of the North Carolina Coastal Area Management Act.

This 28th day of February, 1990.

D-G ENTERPRISES, LTD., a North
Carolina Corporation

BY: Donald D. Gilstrap, Jr.
Donald D. Gilstrap, Jr., President



PLAN OF AREA BELOW POOL DECK
 SHOWING COMMON ELEMENTS AND
 LIMITED COMMON STORAGE ROOMS
 STORAGE ROOMS 4-95 THRU 5-76 ARE 5'4" x 6'8"

SUNRISE RESORT A CONDOMINIUM
 PHASE II
 SHOWING COMMON ELEMENTS AND
 LIMITED COMMON STORAGE ROOMS
 STORAGE ROOMS 4-95 THRU 5-76 ARE 5'4" x 6'8"

EXHIBIT 1 OF 5

1481 0846

PUEBLERIDGE RESORT, A CONDOMINIUM PHASE II
 WEAVERVILLE BRANCH, NORTH CAROLINA
 LEGAL AND COMMON ELEMENTS, LIMITED COMMON ELEMENTS & CONDOMINIUM UNITS
 BOUNDARY LINES OF CONDOMINIUM UNITS, BOUNDARIES
 COMMON ELEMENTS & CONDOMINIUM UNITS
 LIMITED COMMON ELEMENTS

BUILDING #2
 GROUND LEVEL PLAN
 COMMON ELEMENTS AND
 LIMITED COMMON STORAGE & PARKING
 STORAGE ROOMS 044 THRU 054 ARE 8'3" x 7'6"

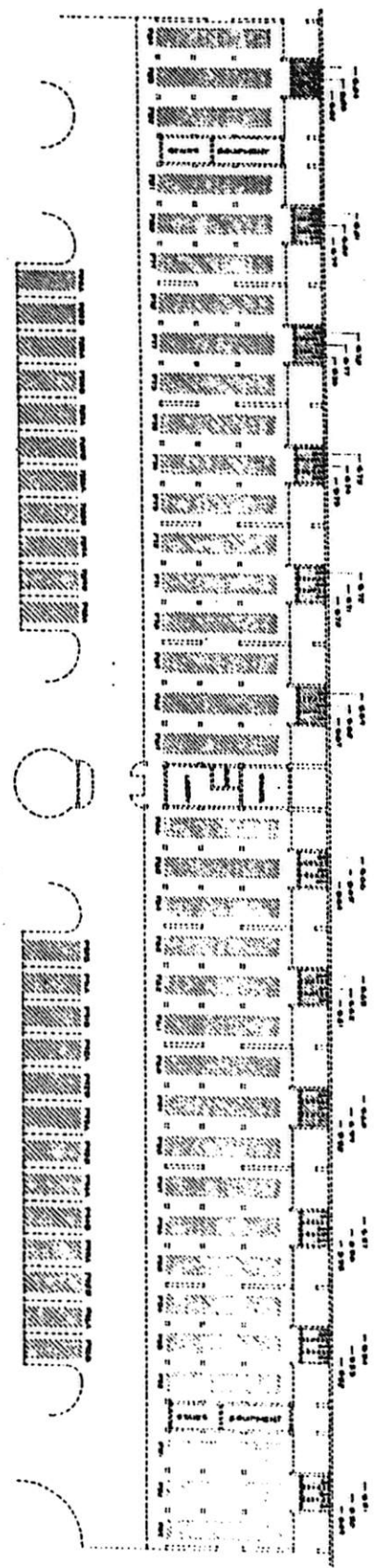
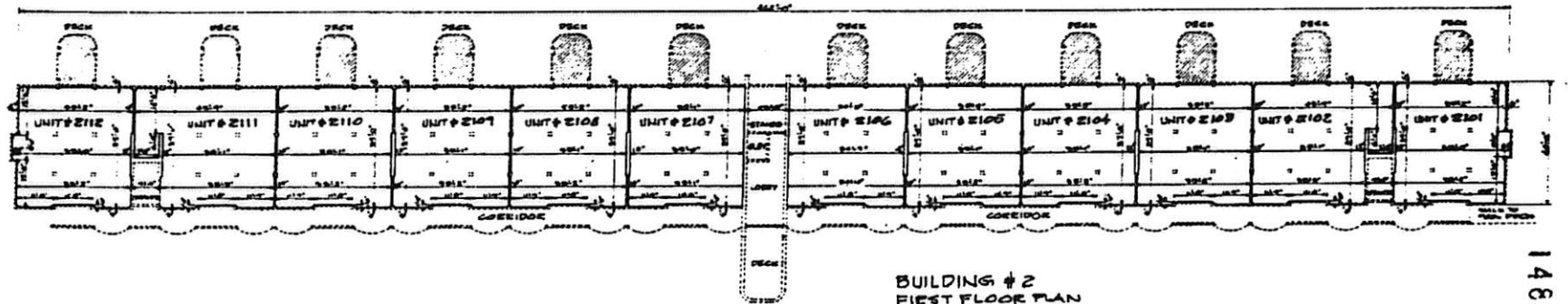


EXHIBIT 'C' SHEET 2 OF 5

1487 0347

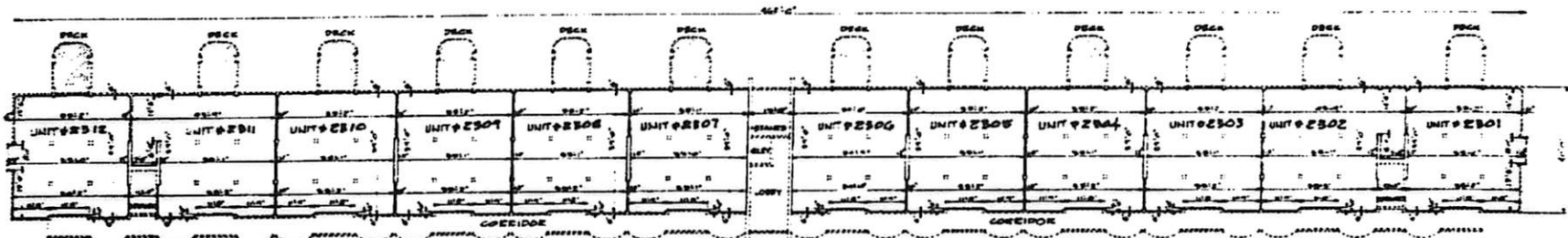


BUILDING # 2
 FIRST FLOOR PLAN
 FLOOR ELEVATION 18.8
 CEILING ELEVATION 27.0

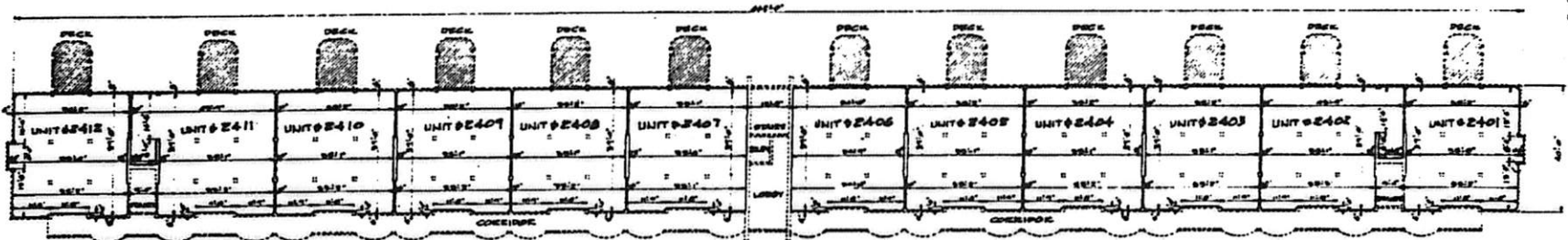


BUILDING # 2
 SECOND FLOOR PLAN
 FLOOR ELEVATION 28.2
 CEILING ELEVATION 36.9

JUNE RIDGE RESORT, A CONDOMINIUM PHASE II
 WRIGHTVILLE BEACH, NORTH CAROLINA
 LOCATED ON COMMON ELEMENTS - LIMITED COMMON ELEMENTS & CONDOMINIUM UNITS
 --- BOUNDARY - NE'S OF CONDOMINIUM UNITS
 - - - - - COMMON ELEMENTS & STRUCTURAL BOUNDARIES
 LIMITED COMMON ELEMENTS



BUILDING # 2
 THIRD FLOOR PLAN
 FLOOR ELEVATION 87.5
 CEILING ELEVATION 46.25



BUILDING # 2
 FOURTH FLOOR PLAN
 FLOOR ELEVATION 46.8
 CEILING ELEVATION 55.6

DUNERIDGE RESORT, A CONDOMINIUM PHASE II
 WENTWORTH BEACH, NORTH CAROLINA
 LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS & CONDOMINIUM UNITS
 BOUNDARY LINES OF CONDOMINIUM UNITS
 COMMON ELEMENTS & STRUCTURAL BOUNDARIES
 LIMITED COMMON ELEMENTS

EXHIBIT 22 - SHEET 4 OF 5

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EXHIBIT "C-2"
Sheet 5 of 5

DUNERIDGE RESORT, A CONDOMINIUM
PHASE II

Limited Common Elements
Storage Compartments and Parking Spaces

Each Unit Owner shall be allocated those Limited Common Elements as shown on the Floor Plans in the manner set forth below:

Unit No.	Storage Compartment No.	Parking Space No.
2101	S95	P95 A & B
2102	S88	P88 A & B
2103	S96	P96 A & B
2104	S94	P94 A & B
2105	S89	P89 A & B
2106	S54	P54
2107	S90	P90 A & B
2108	S66	P66
2109	S75	P75
2110	S49	P49
2111	S87	P87 A & B
2112	S85	P85 A & B
2201	S50	P50
2202	S52	P52
2203	S51	P51
2204	S92	P92 A & B
2205	S55	P55
2206	S77	P77
2207	S71	P71
2208	S86	P86 A & B
2209	S80	P80
2210	S81	P81
2211	S82	P82
2212	S83	P83
2301	S65	P65
2302	S57	P57
2303	S67	P67
2304	S60	P60
2305	S62	P62
2306	S93	P93 A & B
2307	S58	P58
2308	S79	P79
2309	S74	P74
2310	S70	P70
2311	S73	P73
2312	S72	P72
2401	S61	P61
2402	S59	P59
2403	S64	P64
2404	S63	P63
2405	S56	P56
2406	S53	P53
2407	S91	P91 A & B
2408	S78	P78
2409	S84	P84
2410	S69	P69
2411	S76	P76
2412	S68	P68

1487 0351

EXHIBIT "D-2"

DUNERIDGE RESORT, A CONDOMINIUM
PHASES I and II

<u>Unit No.</u>	<u>Percentage Of Undivided Interest In Common Elements</u>	<u>Percentage of Common Expenses</u>	<u>Votes In Association</u>
<u>Phase I</u>			
1101	1.0417	1.0417	1
1102	1.0417	1.0417	1
1103	1.0417	1.0417	1
1104	1.0417	1.0417	1
1105	1.0417	1.0417	1
1106	1.0417	1.0417	1
1107	1.0417	1.0417	1
1108	1.0417	1.0417	1
1109	1.0417	1.0417	1
1110	1.0417	1.0417	1
1111	1.0417	1.0417	1
1112	1.0417	1.0417	1
1201	1.0417	1.0417	1
1202	1.0417	1.0417	1
1203	1.0417	1.0417	1
1204	1.0417	1.0417	1
1205	1.0417	1.0417	1
1206	1.0417	1.0417	1
1207	1.0417	1.0417	1
1208	1.0417	1.0417	1
1209	1.0417	1.0417	1
1210	1.0417	1.0417	1
1211	1.0417	1.0417	1
1212	1.0417	1.0417	1
1301	1.0417	1.0417	1
1302	1.0417	1.0417	1
1303	1.0417	1.0417	1
1304	1.0417	1.0417	1
1305	1.0417	1.0417	1
1306	1.0417	1.0417	1
1307	1.0417	1.0417	1
1308	1.0417	1.0417	1
1309	1.0417	1.0417	1
1310	1.0417	1.0417	1
1311	1.0417	1.0417	1
1312	1.0417	1.0417	1
1401	1.0417	1.0417	1
1402	1.0417	1.0417	1
1403	1.0417	1.0417	1
1404	1.0417	1.0417	1
1405	1.0417	1.0417	1
1406	1.0417	1.0417	1
1407	1.0417	1.0417	1
1408	1.0417	1.0417	1
1409	1.0417	1.0417	1
1410	1.0417	1.0417	1
1411	1.0417	1.0417	1
1412	1.0417	1.0417	1

1487 0352

EXHIBIT "D-2" (Continued)

<u>Unit No.</u>	<u>Percentage Of Undivided Interest In Common Elements</u>	<u>Percentage of Common Expenses</u>	<u>Votes In Association</u>
<u>Phase II</u>			
2101	1.0417	1.0417	1
2102	1.0417	1.0417	1
2103	1.0417	1.0417	1
2104	1.0417	1.0417	1
2105	1.0417	1.0417	1
2106	1.0417	1.0417	1
2107	1.0417	1.0417	1
2108	1.0417	1.0417	1
2109	1.0417	1.0417	1
2110	1.0417	1.0417	1
2111	1.0417	1.0417	1
2112	1.0417	1.0417	1
2201	1.0417	1.0417	1
2202	1.0417	1.0417	1
2203	1.0417	1.0417	1
2204	1.0417	1.0417	1
2205	1.0416	1.0416	1
2206	1.0416	1.0416	1
2207	1.0416	1.0416	1
2208	1.0416	1.0416	1
2209	1.0416	1.0416	1
2210	1.0416	1.0416	1
2211	1.0416	1.0416	1
2212	1.0416	1.0416	1
2301	1.0416	1.0416	1
2302	1.0416	1.0416	1
2303	1.0416	1.0416	1
2304	1.0416	1.0416	1
2305	1.0416	1.0416	1
2306	1.0416	1.0416	1
2307	1.0416	1.0416	1
2308	1.0416	1.0416	1
2309	1.0416	1.0416	1
2310	1.0416	1.0416	1
2311	1.0416	1.0416	1
2312	1.0416	1.0416	1
2401	1.0416	1.0416	1
2402	1.0416	1.0416	1
2403	1.0416	1.0416	1
2404	1.0416	1.0416	1
2405	1.0416	1.0416	1
2406	1.0416	1.0416	1
2407	1.0416	1.0416	1
2408	1.0416	1.0416	1
2409	1.0416	1.0416	1
2410	1.0416	1.0416	1
2411	1.0416	1.0416	1
2412	1.0416	1.0416	1

FUTURE PHASES

The percentage of undivided interest in common elements, the percentage of common expenses and the votes in the Association shall be determined in accordance with Article XIV, Section 14.6 of the Declaration.