

Exhibit A

Eligible Buyer set up in the original Master Deed for Audubon Hill

An Eligible Purchaser shall be defined as (1) a Senior Citizen or Senior Citizen and spouse (the "Prospective Purchaser"); (2) who, based on the Prospective Purchaser's income and assets, does not qualify with respect to the income and asset underwriting criteria established by the Federal Home Loan Mortgage Corporation ("FHLMC") or Federal National Mortgage Association ("FNMA") for a mortgage loan for 80% of the Fair Market Value of an Unrestricted Unit; and (3) who does qualify under the FHLMC or FNMA income and asset underwriting criteria for a mortgage loan for 80% of the Maximum Resale Price of a Restricted Unit. The Declarant shall be required to obtain and record a certificate executed by the Town Designee as defined in section 9.3 herein verifying that the Prospective Purchaser on the first sale of a Restricted Unit is an Eligible Purchaser. The Declarant further reserves the right to amend this restriction by substituting a different Unit for any of the above-described "Restricted Units", so long as the total number of units so restricted herein is not reduced in number.