

part of the Common Expense applicable to all Units for purposes of assessment. The exclusive right of the owner of the Unit to use of such parking space shall become an appurtenance thereto in the same manner as the undivided interest in the Common Elements appurtenant to said Unit and shall be encumbered by and subject to any mortgage then or thereafter encumbering said Unit, and upon the conveyance of or passing of title to said Unit, such exclusive right shall pass as an appurtenance thereto in the same manner as the undivided interest in the Common Elements appurtenant to such Unit. No conveyance, encumbrance or passing of title in any manner whatsoever to any exclusive right to use such parking space constituting a Limited Common Element may be made or accomplished separately from the conveyance, encumbrance or passing of title to the Unit to which it is appurtenant.

24. Ownership and Encumbrancing of Common Elements. The ownership of an undivided share in the Common Elements which is appurtenant to the unit cannot be separated from the unit and shall pass with the title to the unit whether or not separately described, nor can any interests in the Common Elements appurtenant to a unit be conveyed or encumbered except with the unit. The shares in the Common Elements appurtenant to units shall remain undivided, and no action for partition of the Common Elements shall lie.

25. Latent Defects. Notwithstanding the duty of the Association to maintain and repair parts of the condominium property, the Association shall not be liable to Unit Owners for injury or damage, other than the cost of maintenance and repair, caused by any latent condition of the property to be maintained and repaired by the Association, or caused by the elements or other owners or persons.

26. Encumbrancing Unit Owner's Share of Association Assets. The share of a Unit Owner in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as appurtenant to his unit.

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