

construction, renovations, settling and overhangs as designed or constructed by the Developer, and for any deviations between the original construction plans and specifications (referenced on Exhibit B) and the actual dimensions of the Units. A valid easement for said encroachments and for the maintenance of same, as long as they stand, shall and does exist. In the event that any Building is partially or totally destroyed and then rebuilt, the Co-owners of the Units so affected agree that minor encroachments of parts of the adjacent Units or General Common Elements or Limited Common Elements, due to construction, shall be permitted, and that a valid easement for said encroachments and the maintenance thereof shall exist. Every portion of a Unit contributing to the support of an abutting Unit shall be burdened with an easement of support for the benefit of such abutting Unit. Also, a valid easement shall and does exist in favor of each owner to make reasonable use, not inconsistent with the terms of Master Deed, of all walls which may serve as common or party walls with other Units. A specific easement is hereby created and granted against each three bedroom Unit which is adjacent to a one bedroom Unit for the purpose of gaining access to the water heater servicing such one bedroom Unit, access to which (for repair, removal and replacement) can only be gained through a wall of the three bedroom unit. Said easement shall be utilized by or for the benefit of one bedroom Unit Co-owners only to the extent reasonably necessary to repair and replace said water heaters, and only after reasonable notice shall have been given to the Unit Co-owner (or lessee) of the three bedroom Unit.

V.

PARKING

All portions of the Property designated as parking areas shall be a part of the General Common Elements, and shall be utilized by Co-owners of Units in accordance with the following rules, as well as any additional rules established by the Association:

- (a) Only passenger automobiles in operating condition with current and effective license tags and inspection stickers may be

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