

otherwise pass with the Unit whether or not expressly mentioned or described in a conveyance or other instrument describing the Unit. The Common Elements shall remain undivided, and no owner nor any other Person shall bring any action for partition or division of the whole or any part thereof except as specifically provided herein. Each owner and the Association (as hereinafter defined) may use the Common Elements for the purposes for which they are intended, subject to restrictions set forth herein, but in no such use shall enter or encroach upon the lawful rights of the other owners.

Section 4.

Limited Common Elements. Ownership of each Unit shall entitle the owner thereof to the use of any improvements designated as Limited Common Elements in this Master Deed, in common with the owners of other Units in the same Building, except as otherwise specifically provided herein. Decisions concerning utilization of Limited Common Elements, other than those specifically allocated or attributed to an individual Unit, may be made by the majority vote of the owners of Units within the appropriate Building, such voting to be determined according to the relative basic values of the Units in that Building as set forth on Exhibit C. For purposes of this Section, the "Building" which contains the interior stairs designated as Limited Common Elements shall consist only of the Units adjacent to those stairs.

III.

PERPETUAL NON-EXCLUSIVE EASEMENT IN GENERAL COMMON ELEMENTS

The General Common Elements shall be, and the same are hereby declared to be subject to a perpetual non-exclusive easement in favor of all the Co-owners of Units in the Riverbend Horizontal Property Regime for their use and the use of their immediate families, guests, and invitees, for all proper and normal purposes, and for the furnishing of services and facilities for which the same are reasonably intended, for the enjoyment of said Co-owners of Units. Notwithstanding anything above provided in this Article, Riverbend Association (hereinafter identified) shall have the right to establish