

and Three, shall be deemed and construed to convey the entire unit including its appurtenant undivided interest in the general common elements and limited common elements without specifically or particularly referring to the same.

5. The share of the unit owner in the expenses, funds, or assets of the Association cannot be assigned, hypothecated or transferred in any manner except as appurtenant to the individual unit.

6. Nothing herein contained shall be construed as limiting or preventing ownership of any unit and its undivided interest in the general common elements and limited common elements by more than one person or entity as tenants in common.

ARTICLE VII. Perpetual Nonexclusive Easement in General Common Elements and Limited Common Elements.

The general common elements and limited common elements shall be, and the same are hereby declared to be subject to a perpetual nonexclusive easement in favor of all of the owners of units in the condominium for their use and the use of their clients, personnel, guests, and invitees, and for all property and normal purposes, and for the furnishing of service and facilities for which the same are reasonably intended for the use and enjoyment of said owners of units. Notwithstanding anything above provided in this article, Riverside Condominium Office Park Association, Inc. hereinafter identified shall have the right to establish the rules and regulations pursuant to which the owner or owners of any unit may be entitled to the exclusive use of any parking space or spaces. The easements herein granted shall be located in Phase One, Phase Two, Phase Three, and Phase Four and as to Phases Two, Three and Four, property shall become automatically operative and enforceable by submission of Phase Two, Three or Four to the Regime even if not specifically referred to. Provided further, that if the Board of Directors of said Association determine it to be in the best interest of all the co-owners, the Board of Directors may hereafter grant easements for the benefit of the Regime property and the co-owners. Each co-owner by the acceptance of the deed to his/her unit does hereby grant to the Board of Directors an irrevocable power of attorney to execute and deliver and record for and in the name of each

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