

IV.

OWNERSHIP OF UNITS AND APPURTENANT INTEREST IN GENERAL
COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

Each Unit shall be conveyed and treated as an individual property capable of independent use and fee simple ownership, and the co-owner of the Unit shall own, as an appurtenance to the ownership of each Unit, an undivided interest in the General Common Elements and Limited Common Elements, being that percentage allocated to the respective Unit as set forth in the schedule attached hereto as Exhibit "B" and incorporated herein by reference and made a part hereof, as though fully set forth herein. The percentage of undivided interest in the General Common Elements and Limited Common Elements allocated to each Unit shall not be changed except with the unanimous consent of all the co-owners of all the Units and all record owners of mortgages thereon.

V.

RESTRICTIONS AGAINST FURTHER SUBDIVISION OF UNITS
AND SEPARATE CONVEYANCE OF APPURTENANT GENERAL
COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

No Unit may be divided or subdivided into a smaller unit or smaller units than as shown on Exhibit "A" attached hereto, nor shall any Unit or portion thereof, be added to or incorporated into any other Unit. The undivided interest in the General Common Elements and Limited Common Elements declared to be an appurtenance to each Unit shall not be conveyed, devised, encumbered or otherwise dealt with separately from said Unit, and the undivided interest in General Common Elements and Limited Common Elements appurtenant to each Unit shall be deemed conveyed, devised, encumbered or otherwise included with the Unit even though such undivided interest is not expressly mentioned or described in the instrument conveying, devising, encumbering or otherwise dealing with such Unit. Any conveyance, mortgage or other instrument which purports to effect the conveyances, devise or encumbrance, or which purports to grant any right, interest or lien, in, to or upon a Unit, shall be null, void and of no effect insofar as the same purports to affect any interest in a Unit and its appurtenant undivided interest in General Common Elements and Limited Common Elements unless the same purports to convey, devise, encumber or