

abutting Unit shall be burdened with an easement of support for the benefit of such abutting Unit.

V.

PARKING

Those portions of the Property designated as parking areas on Exhibit B (including the spaces in the covered parking described in Article II) 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 parked upon any of these parking spaces, and the Board of Directors of the Association may cause property stored or parked in violation hereof to be removed at the expense of the Unit owner who parked or stored the same or whose family member, invitee, lessee or guest parked or stored the same.

(b) With regard to the parking spaces which are not enclosed in the covered parking, one such space shall be assigned by the Developer for the exclusive use of Unit Owners who do not own spaces in the covered parking, for use by such Unit Owner and his permittees. All spaces not assigned will be available for use by all Unit Owners and their permittees on a first come, first serve basis.

VI.

EASEMENT FOR UNINTENTIONAL AND NON-NEGLIGENT ENCROACHMENTS

The Co-owners of the respective Units agree that if any portion of an Unit or General Common Element encroaches upon another, a valid easement for the encroachment and maintenance of same, so long as it stands, shall and does exist. In the event the buildings are partially or totally destroyed, and then rebuilt, the Co-owners of the Units agree that such encroachments on parts of the General Common Elements or on the Units themselves as may reasonably be required in order to reconstruct such improvements shall be permitted, and that a valid easement for such encroachments and the maintenance thereof shall exist.