

owners of units in the condominium for their use and the use of their clients, personnel, guests, and invitees, and for all proper and normal purposes, and for the furnishing of service and facilities that are reasonably intended for the use and enjoyment of said owners of units. Notwithstanding anything above provided in this Article, Edgewood Medical Plaza Office Park Condominium 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. 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 their 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 co-owner such instruments as may be necessary and proper to or for the granting of such easements.

ARTICLE VI
EASEMENT FOR UNINTENTIONAL
AND NON-NEGLIGENT ENCROACHMENTS

If any portion of the general common elements or limited common elements now encroaches upon any unit or any unit now encroaches upon any other unit or upon any portion of the general common elements or limited common elements as a result of the construction or repair of any building or if any encroachment shall occur hereafter as a result of settlement or shifting of any building or otherwise, a valid easement for the encroachment and for the maintenance of the same so long as the building shall exist. In the event any