

ARTICLE XXII  
COVENANTS RUNNING WITH THE LAND AND ENCROACHMENTS

All provisions of the condominium documents shall be construed to be covenants running with the land, and with every part thereof and interest therein, including but not limited to every unit and the appurtenances thereto; and every unit owner and claimant of the land or any part thereof or interest therein, and their heirs, executors, administrators, successors and assigns shall be bound by all of the provisions of the condominium documents. Each unit and the property included in the common area shall be subject to an easement for encroachments, such as roof overhangs, cantilevered structures, porches, balconies and the like, created in the original construction of the unit, and an easement shall exist for the maintenance, repair and replacement of such encroachments. An easement shall also exist for the maintenance, repair and replacement of any common facilities which may be attached to or encroach upon a unit. Further, minor encroachments resulting from the rebuilding of a unit or common facility which has been partially or totally destroyed, or due to settlement, or slight physical damage, shall be permitted and an easement for said encroachments and maintenance, repair and replacement thereof shall exist.

ARTICLE XXIII  
SEVERABILITY

The invalidity of any covenant, restriction or other provision of the condominium documents shall not affect the validity of the remaining portions thereof.