

The Common Elements shall remain undivided and no right to partition the same or any part thereof shall exist except as may be provided in the Act.

ARTICLE VII
(Residence Ownership, Rights and Duties)

1. The ownership of a residence in Parkview shall be constituted as follows:

a. Each residence, together with its undivided interest in the Common Elements and facilities, shall for all purposes constitute real property which may be owned in fee simple and which may be conveyed, transferred and encumbered in the same manner as any other real property, subject to the provisions of this Declaration and constituent documents.

b. Each unit owner shall be entitled to the exclusive ownership and possession of his residence, subject to the provisions of this Declaration and constituent documents.

c. Each residence shall comprise the separate identified residences which are designated in Exhibits "B" and "C" hereof.

d. The ownership of each residence shall include, and there shall pass with each residence as appurtenances thereto, whether or not separately described, all of the rights, title and interest of a residence owner in the condominium property, which shall include but not be limited to:

1. A residence owner's undivided percentage interest in the Common Elements and facilities as set forth in Exhibit "D" hereof.

2. Membership in Parkview Homeowners Association, Inc., as described in Section Two of this Article.

2. Every person who is record owner of a fee or undivided fee interest in any unit which is subject by covenants of record to assessment by the Association, including contract sellers, but excluding persons who hold an interest merely as security for the performance of any obligations shall be a member of the Association.

a. Ownership of each unit shall carry one vote in the Parkview Homeowners Association, Inc. and shall carry stock ownership in the Association equal to the percentage of the residence owner's right to share in the Common Elements as set forth in Exhibit "D" hereof.