otherwise trade or deal with the entire Unit. Any instrument conveying, devising, encumbering or otherwise dealing with any Unit, which describes said Unit by the numerical designation assigned thereto in Exhibit "A", without limitation or exception, shall be deemed and construed to affect the entire Unit and its appurtenant undivided interest in the General Common Elements and Limited Common Elements. Nothing herein contained shall be construed as limiting or preventing ownership of any Unit and its appurtenant undivided interest in the General Common Elements and Limited Common Elements by more than one person or entity as tenants in common.

## VI.

### UNITS SUBJECT TO RESTRICTIONS

The Units and General Common Elements and Limited Common Elements shall be and the same are hereby declared to be subject to the restrictions, easements, conditions and covenants prescribed and established herein, governing the use of said Units and General Common Elements and Limited Common Elements and setting forth the obligations and responsibilities incident to ownership of each Unit and its appurtenant undivided interest in the General Common Elements and Limited Common Elements.

## VII.

### PERPETUAL NON-EXCLUSIVE EASEMENT IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

The General Common Elements and Limited Common Elements shall be, and the same are hereby declared to be subject to a perpetual non-exclusive easement in favor of all of the co-owners of Units in The Village Town-houses No. __12__ Horizontal Property Regime for their use and the use of their immediate families, guests and invitees, for all proper and normal purposes, and for the furnishing of services and facilities for which the same are reasonably intended, for the enjoyment of said co-owners of Units.

## VIII.

### EASEMENT FOR UNINTENTIONAL AND NON-NEGLIGENT ENCROACHMENTS

The co-owners of the respective Units agree that if any portion of a Unit or General Common Element or Limited Common Element encroaches upon

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