permitted, and valid easements for such encroachments and the
maintenance thereof shall exist so long as the Building shall stand.

XVII.   EASEMENTS

A.   Each Unit Owner shall have an easement in common with the
other Owners of all other Units to use all pipes, wires, ducts, cables,
conduits, public utility lines and other such facilities located in any
of the other Units and serving his Unit.   Each Unit shall be subject to
an easement in favor of the Owners of all other Units to use the pipes,
ducts, cables, wires, conduits, public utility lines and other such
facilities serving such other Units and located in such Unit.   The Board
of Directors or its agents shall have the right of access to each Unit
to inspect the same, to remove violations therefrom and to maintain,
repair or replace such facilities contained therein or elsewhere in the
Building.

B.   The Board of Directors may hereafter grant easements for
utility purposes for the benefit of the property including the right to
install, lay, maintain, repair and replace water lines, pipes, sewer
lines, gas mains, telephone wires and equipment and electrical conduits,
and wires over, under, along and on any portion of the Common Areas; and
each Unit Owner hereby grants the Board of Directors an irrevocable
power of attorney to execute, acknowledge and record for and in the name
of each Unit Owner such instruments as may be necessary to effectuate
the foregoing.

C.   The Declarant reserves unto itself, its successors and
assigns, an easement across all streets and roads shown on Exhibit "B"
for access, ingress and egress over, across and upon said roads for the
purpose of serving an adjoining tract of land abutting the within
property on its Northern boundary, presently owned by Spring Park
Development Corporation.

XVIII. PARTITIONING

The Common Areas shall not be divided nor shall any right to
partition any thereof exist. Nothing herein contained, however, shall be
deemed to prevent ownership of a Condominium Unit by more than one