

restrictions, uses, limitations, and obligations, all of which are declared and agreed to be in the furtherance of a plan for the improvement of said property and the division thereof and the condominium ownership and shall be deemed to run with the land and shall be a burden and a benefit to Declarant, its successors and assigns and every person acquiring or owning an interest in real property and improvements, the Grantees, successors, heirs, executors, administrators, devisees and assigns.

ARTICLE I
PURPOSE

Declarant further declares the property to be a regime known and identified as Edgewood Medical Plaza Office Park, Horizontal Property Regime (hereinafter referred to as the "Regime" or "Edgewood"). The Regime is also known as "Condominium".

ARTICLE II
PROPERTY GENERALLY

The property described in Exhibit "A" hereto attached and made a part hereof owned by Edgewood Medical Plaza, A Partnership (the "Developer" or the "Declarant") constitutes the property being hereby subjected to the Act. The Declarant proposes to develop the property by building one (1) detached structure containing Five (5) units, and common areas and facilities also known as general common elements. Units are set out in a plot plan showing the location of the building, the dimensions, area and location of each unit and the dimensions, area and location of common elements affording access to each unit, being identified in Exhibit "B" which is attached hereto and made a part hereof by reference.