

V.

PARKING

Certain portions of the Property have been designated on Exhibit "B" as parking spaces attributed to specific Residences for the use of the owners thereof, as hereinabove described. Any other portions of the Property designated as parking areas shall be a part of the General Common Elements, and shall be utilized by Co-owners of Residences in accordance with the following rules, as well as any additional rules established by the Association:

(a) Only passenger automobiles in operating condition with current and effective license tags and inspection stickers may be parked upon any of these parking spaces, and the Board of Directors of the Association may cause property stored or parked in violation hereof to be removed at the expense of the Residence owner who parked or stored the same or whose family member, invitee, lessee or guest parked or stored the same.

(b) No Residence owner shall regularly and routinely utilize more than one (1) of any parking space included in the General Common Elements, without the specific consent of the Directors of the Association.

VI.

EASEMENT FOR UNINTENTIONAL AND NON-NEGLIGENT ENCROACHMENTS

The Co-owners of the respective Residences agree that if any portion of a Residence or General Common Element or Limited Common Element encroaches upon another, a valid easement for the encroachment and maintenance of same, so long as it stands, shall and does exist. In the event the buildings are partially or totally destroyed and then rebuilt, the Co-owners of the Residences agree that the encroachments on parts of the General Common Elements or on the Residences themselves, as aforescribed, due to construction, shall be permitted, and that a valid easement for such encroachments and the maintenance thereof shall exist.

VII.

ADMINISTRATION

Section 1.

Association. The Northgate Trace Homeowners Association shall be a

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