

Section 4.

Limited Common Elements. Ownership of each Townhome shall entitle the owner thereof to the use of any improvements or land area designated as Limited Common Elements in this Master Deed, in common with the owners of other Townhomes in the same building, except as otherwise specifically provided herein. Decisions concerning utilization of Limited Common Elements, other than those specifically allocated or attributed to an individual Townhome, may be made by the majority vote of the owners of Townhomes within the appropriate Building, such voting to be determined according to the relative basic values of the Townhomes in that Building as set forth on Exhibit "C."

III.

PERPETUAL NON-EXCLUSIVE EASEMENT IN GENERAL COMMON ELEMENTS

The General Common Elements shall be, and the same are hereby declared to be subject to a perpetual non-exclusive easement in favor of all the Co-owners of Townhomes in the McDaniel Green South 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 Townhomes. Notwithstanding anything above provided in this Article, McDaniel Green South Association (hereinafter identified) shall have the right to establish the rules and regulations pursuant to which the Co-owners of the Townhomes may be entitled to use the Common General Elements. The rights of each Co-owner to the use of the easement and privileges granted herein shall be limited by all such rules and regulations. Such rights of enjoyment shall also be limited by the right of the Board of Directors of said Association to impose assessments against Co-owners of Townhomes, as hereinafter provided, and the right of such Directors to suspend the privilege of utilizing all or certain of the General Common Elements by reason of delinquencies in the payment of such assessments.

IV.

EASEMENTS FOR ENCROACHMENTS AND SUPPORT

Each Townhome and the Property included in the General Common Elements shall be subject to an easement for encroachments created by

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