

Section 4.

Limited Common Elements. Ownership of each Unit 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 Unit 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 Unit, may be made by the majority vote of the owners of Units within the appropriate Building, such voting to be determined according to the relative basic values of the Units 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 Units in the Park Heights 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. Notwithstanding anything above provided in this Article, Park Heights Association (hereinafter identified) shall have the right to establish the rules and regulations pursuant to which the Co-owners of the Units may be entitled to use the General Common 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 owners of Units, 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 Unit and the Property included in the General Common Elements shall be subject to an easement for encroachments created by

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