

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 Residences. Notwithstanding anything above provided in this Article, Northgate Trace Homeowners Association (hereinafter identified) shall have the right to establish the rules and regulations pursuant to which the Co-owners of the Residences 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 Residences, 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 Residence and the Property included in the General Common Elements shall be subject to an easement for encroachments created by construction, settling and overhangs as designed or constructed by the Developer. A valid easement for said encroachments and for the maintenance of same, as long as they stand, shall and does exist. In the event that any Building is partially or destroyed and then rebuilt, the Co-owners of the Residences so affected agree that minor encroachments of parts of the adjacent Residences or General Common Elements or Limited Common Elements, due to construction shall be permitted, and that a valid easement for said encroachments and the maintenance thereof shall exist. Every portion of a Residence contributing to the support of an abutting Residence shall be burdened with an easement of support for the benefit of such abutting Residence. Also, a valid easement shall and does exist in favor of each owner to make reasonable use, not inconsistent with the terms of Master Deed, of all walls which may serve as common or party walls with other Residences.