

ARTICLE XXIV. Covenants Running with the Land and Encroachments. All provisions of the condominium documents shall be construed to be covenants running with the land, and with every part thereof and interest therein, including but not limited to every unit and the appurtenances thereto; and every unit owner and claimant of the land or any part thereof or interest therein, and his/her heirs, executors, administrators, successors and assigns shall be bound by all of the provisions of the condominium documents. Each unit and the property included in the common area shall be subject to an easement for encroachments, such as roof overhangs, cantilevered structures, porches, balconies and the like, created in the original construction of the unit, and an easement shall exist for the maintenance, repair and replacement of such encroachments. An easement shall also exist for the maintenance, repair and replacement of any common facilities which may be attached to or encroach upon a unit. Further, minor encroachments resulting from the rebuilding of a unit or common facility which has been partially or totally destroyed, or due to settlement, or slight physical damage, shall be permitted and an easement for said encroachments and maintenance, repair and replacement thereof shall exist.

ARTICLE XXV. Severability.

The invalidity of any covenant, restriction or other provision of the condominium documents shall not affect the validity of the remaining portions thereof.

ARTICLE XXVI. Condominium Deeds. The form by which the Developer will convey a unit shall be substantially in the form attached hereto as Exhibit "E".

ARTICLE XXVII. Unit Transfers. Any transfer of a unit shall include all appurtenances thereto whether or not specifically described, including but not limited to the unit owner's share in the common areas and facilities. Association membership and interest in funds and assets held by the Association or by Insurance Trustee.

ARTICLE XXVIII. Assignment by Developer. All or any portion of the rights, privileges and immunities granted or reserved to the Developer in the condominium documents may be assigned by the Developer to any person, without the consent of the owner of any unit or any mortgage