

Limited Common Elements, as the term is used herein, there shall be no limited common elements assigned to any dwelling in the regime.

5. Ownership of Dwellings and Appurtenant Interest in Common Elements. Each dwelling shall be conveyed and treated as an individual property capable of independent use and fee-simple ownership, and the owner or owners of each dwelling shall own, as a appurtenance to the ownership of each said dwelling, an undivided interest in the common elements, the undivided interest appurtenant to each said dwelling being that which is hereinafter specifically assigned thereto. The percentage of undivided interest in the common elements assigned to each dwelling shall not be changed except with the unanimous consent of all of the owners of all of the dwellings, and except as provided in Paragraphs III and with regard to the amendments of this Master Deed to admit the Phase II dwellings into this Regime.

6. Restriction Against Further Subdividing of Dwellings and Separate Conveyance of Appurtenant Common Elements, Etc. No dwelling may be divided or subdivided into a smaller Dwelling Unit or smaller Dwelling Units than as shown on Exhibit A attached hereto, nor shall any dwelling, or portion thereof, be added to or incorporated into any other dwelling. The undivided interest in the common elements declared to be an appurtenance to each dwelling shall not be conveyed, devised, encumbered or otherwise dealt with separately from said dwelling, and the undivided interest in common elements appurtenant to each dwelling shall be deemed conveyed, devised encumbered, or otherwise included with the dwelling even though such undivided interest is not expressly mentioned or described in the instrument conveying, devising, encumbering, or otherwise dealing such dwelling. Any conveyance, mortgage or other instrument which purports to affect the conveyance, devise or encumbrance, or which purports to grant any right, interest or lien in, to, or upon, a dwelling, shall be null, void and of no effect insofar as the same purports to affect any interest in a dwelling and its appurtenant undivided interest in common elements, unless the same purports to convey, devise, encumber or otherwise trade or deal with the entire dwelling. Any instrument conveying, devising encumbering or otherwise dealing with any dwelling which describes said dwelling by the dwelling unit number assigned thereto in Exhibit B without limitation or exception, shall be deemed and construed to affect the entire dwelling and its appurtenant undivided interest in the common elements. Nothing herein contained shall be construed as limiting or preventing ownership of any dwelling and its appurtenant undivided interest in the common elements by more than one person or entity as tenants in common, joint tenants, or as tenants by the entirety. Further, nothing contained herein shall be construed as limiting or preventing the Developer, its successors or assigns, from adding Phase II as provided herein.

7. Condominium Subject to Restrictions, Etc. The dwellings and common elements shall be, and the same are hereby declared to be subject to the restrictions, easements, conditions and covenants prescribed and established herein, governing the use of said dwellings and common