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 easements 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 and Limited
Common Elements shall be subject to an easement for encroachments
created by renovations, settling and overhangs as shall presently
exist or shall hereafter be necessary in order to maintain the
improvements on the Property in good condition and substantially in
their present form, and for any deviations between the original
construction plans and specifications (which were relied upon in part
in the preparation of Exhibit B) and the actual dimensions of the
Units. 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 totally destroyed and then
rebuilt, the Co-owners of the Units so affected agree that minor
encroachments of parts of the adjacent Units 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 Unit contributing
to the support of an abutting Unit shall be burdened with an easement
of support for the benefit of such abutting Unit. A valid easement
shall and does exist in favor of each Unit 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 Units.