

expressly mentioned or described in a conveyance or other instrument describing the Office. The Common Elements shall remain undivided, and no owner nor any other Person shall bring any action for partition or division of the whole or any part thereof except as specifically provided herein. Each owner and the Association (as hereinafter defined) may use the Common Elements for the purposes for which they are intended, but in no such use shall enter or encroach upon the lawful rights of the other owners.

Section 4.

Limited Common Elements. Ownership of each Office 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 Office, except as otherwise specifically provided herein. Decisions concerning utilization of Limited Common Elements, other than those specifically allocated or attributed to an individual Office, may be made by the unanimous vote of the owners of the Offices.

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 Offices in the Pelham Pointe Professional Park Horizontal Property Regime for their use and the use of their patients, clients, employees, 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 Offices. Notwithstanding anything above provided in this Article, Pelham Pointe Professional Park Association (hereinafter identified) shall have the right to establish the rules and regulations pursuant to which the Co-owners of the Offices 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

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