

2. The common areas, limited common areas and facilities shall remain undivided and no residence owner nor any other person shall bring any action for partition or division of the whole or any part of the common areas and facilities except as provided in the Act or otherwise specifically provided in this Declaration.

3. Subject to any specific limitations contained herein and any rules duly adopted by the Association, each residence owner and the Association may use the common areas, limited common areas (subject to terms herein) and facilities for the purposes for which they are intended, but no such use shall hinder or encroach upon the lawful rights of the other residence owners.

4. The maintenance, operation, and groundskeeping service of the common areas, limited common areas and facilities shall be the responsibility and the expense of the Association. The Association has the express right to prohibit or allow the installation and operation of T.V. and Radio Antennas (including Cable T.V.). The Association by its Board of Directors is authorized to grant easements which in their opinion would benefit the condominium, such as easements for T.V., location of mail boxes and location and relocation of various utility and drainage needs.

B. Parking. Use of parking facilities shall be governed by the following provisions:

1. The Property contains sufficient parking spaces to accommodate at least one automobile for each unit and each unit owner has the right to use a space for parking his automobile.

2. Only a passenger automobile in operating conditions with a then current and effective license tag and inspection sticker may be parked upon or in parking areas and spaces, and the Manager may cause property stored or parked in violation hereof removed at the expense of the residence owner who parked or stored the same or whose lessee, family member, invitee, or lessee's family member or invitee parked or stored the same or at the expense of the residence owner on whose behalf the same is parked or stored or who caused or permitted such parking or storage. The cost of removal and further storage shall be assessed against the residence owner liable for such costs hereunder. The Directors of the Association may promulgate additional rules and regulations governing parking that may be just and reasonable.