

6. Nothing herein contained shall be construed as limiting or preventing ownership of any unit and its undivided interest in the general common elements and limited common elements by more than one person or entity as tenants in common.

ARTICLE VII. Perpetual Nonexclusive Easement in General Common Elements and Limited Common Elements. The general common elements and limited common elements shall be, and the same are hereby declared to be subject to a perpetual nonexclusive easement in favor of all of the owners of units in the condominium for their use and the use of their clients, personnel, guests, and invitees, and for all property and normal purposes, and for the furnishing of service and facilities for which the same are reasonably intended for the use and enjoyment of said owners of units. Notwithstanding anything above provided in this article, 1010 East North Office Park Association, Inc. hereinafter identified shall have the right to establish the rules and regulations pursuant to which the owner or owners of any unit may be entitled to the exclusive use of any parking space or spaces. The easements herein granted shall be located in Phase One and Phase Two and as to Phase Two property shall become automatically operative and enforceful by submission of Phase Two to the Regime even if not specifically referred to. Provided further, that if the Board of Directors of said Association determine it to be in the best interest of all the co-owners, the Board of Directors may hereafter grant easements for the benefit of the Regime property and the co-owners. Each co-owner by the acceptance of the deed to his/her unit does hereby grant to the Board of Directors an irrevocable power of attorney to execute and deliver and record for and in the name of each co-owner such instruments as may be necessary and property to or for the granting of such easements.

ARTICLE VIII. Easement for Unintentional and nonnegligent Encroachments. If any portion of the general common elements of limited common elements now encroaches upon any unit or any unit now encroaches upon any other unit or upon any portion of the