

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 to the contrary provided in this article, Capers Place Partnership, 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 within the Property, even if not specifically referred to. Provided further, that if the Board of Directors of the Association determines 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 IV. EASEMENT FOR UNINTENTIONAL AND NON-NEGLIGENT ENCROACHMENTS.

If any portion of the general common elements or limited common elements now encroaches upon any unit or any unit now encroaches upon any other unit or upon any portion of the general common elements or limited common elements as a result of the construction or repair of any building or if any encroachment shall occur hereafter as a result of settlement or shifting of any building or otherwise, a valid easement for the encroachment and for the maintenance of the same so long as the building shall exist. In the event any building, any unit, any adjoining units, or any adjoining general common element or limited common element shall be partially or totally destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings, the reconstructive encroachments of parts of the general common elements or limited common elements upon any unit or over any