

V.

PARKING

All portions of the Property designated as parking areas shall be a part of the General Common Elements, and shall be utilized by Co-owners of Units in accordance with the following rules, as well as any additional rules established by the Association:

(a) Only passenger automobiles in operating condition with current and effective license tags and inspection stickers may be parked in parking spaces adjacent to any of the Buildings, and the Board of Directors of the Association may cause property stored or parked in violation hereof to be removed at the expense of the Unit owner who parked or stored the same or whose family member, invitee, lessee, or guest, parked or stored the same.

(b) All campers, recreational vehicles, boats, and oversized vehicles must be parked in the area designated as "Camper and Boat Storage Area" on Exhibit B, and cannot be parked in any other location on the Property. Parking in such areas shall be on a first-come, first-served basis, except the Board of Directors shall have the right to limit the use of such space by any Unit owner or otherwise prescribed rules and regulations for usage of such space.

VI.

EASEMENT FOR UNINTENTIONAL AND NON-NEGLIGENT ENCROACHMENTS

The Co-owners of the respective Units agree that if any portion of a Unit or General Common Element or Limited Common Element presently encroaches upon another, a valid easement for the encroachment and maintenance of same, so long as it stands, shall and does exist. In the event the buildings are partially or totally destroyed, and then rebuilt, the Co-owners of the Units agree that the encroachments on parts of the General and Limited Common Elements or on the Units themselves, required by such construction, shall be permitted, and that a valid easement for such encroachments and the maintenance thereof shall exist.

VII.

ADMINISTRATIONSection 1.

Association. The Riverbend Association shall be a non-profit