

property subject to this Declaration may be expanded by constructing 56 additional residences and common elements thereon. The Declarant proposes to develop the property in two (2) phases. When Phase One has been completed, it will consist of five (5) detached structures containing thirty-six (36) units, also known as apartments or residences (each of such units, apartments or residences being hereinafter referred to as "residence"), and common area and facilities, also known as general common elements. Residences in Phase One are set out in a plot plan showing the location of the buildings and other improvements, set of floor plans of the buildings which show the dimensions, area and location of each residence and the dimensions, area and location of common elements affording access to each residence, being identified in Exhibit "B" which is attached hereto and made a part hereof by reference.

III. DEFINITIONS. Additional definitions of words and terms used in this Declaration are set out in Appendix One, which is attached as part of this Declaration.

IV. THE CONDOMINIUM. (THE HORIZONTAL PROPERTY REGIME). The condominium shall be developed in the following manner:

- A. The Present Condominium (Phase One). The residences under construction shall be completed in the location indicated on the plot plan filed herewith and identified as Exhibit "B".

Each person who hereafter becomes a residence owner consents to the Developer, or his designee, going and working upon the common area in order for the Developer to complete the construction of the condominium project.

The common areas and facilities of the condominium include (a) the swimming pool and clubhouse, a tennis court, (b) the parking areas, road, water and sewerage system, water meters, telephone and television lines and electrical lines located on or in the common area, (not only as shown on Phase One Site Plan and subsequent plans but also as relocated from time to time by the Developer during the Development Period, the cost or relocation and restoration being borne by the Developer) and (c) the water, sewerage and

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