

reservations, servitudes and easements herein contained shall in no event be deemed a waiver of the right to do so thereafter, unless otherwise herein provided.

## XII.

ASSIGNMENT OF POWERS

Any and all rights and powers and reservations of the Declarant herein contained may be deeded, conveyed or assigned to another corporation, co-partnership or individual and upon such corporation, co-partnership or individual evidencing its consent in writing to accept such assignment and to assume such duties and powers it shall, to the extent of such deed, conveyance or assignment, have the same rights and powers and be subject to the same obligations and duties as are given to and assumed by the Declarant herein, and thereupon Declarant shall be relieved of the performance of any other duty or obligation hereunder to the extent of such deed, conveyance or assignment. In the event Declarant shall convey all of its right, title and interest in and to the real property described herein and shall assign all of its rights, powers and privileges under this Declaration to another corporation, co-partnership or individual, and such assignee should by instrument in writing duly executed, acknowledged and recorded in the appropriate record books of the county, accept such conveyance and assume and agree to be bound by each and all of the obligations and duties hereby imposed upon the Declarant, then and in that event Declarant shall be relieved of the performance of any further duty or obligation hereunder, and such other corporation, co-partnership or individual shall succeed to all of the rights, powers, reservations, obligations and duties as though such other party had originally been named as Declarant.

## XIII.

THE VARIOUS PARTS OF THIS  
DECLARATION ARE SEVERABLE

In the event any clause, subdivision, term, provision or part of this Declaration should be adjudicated by final judgment of any court of competent jurisdiction to be invalid or unenforceable, then disregarding the paragraph, subdivision, term, provision or part of this Declaration as adjudicated to be invalid or unenforceable, the remainder of this Declaration and each and all of its terms and provisions not so adjudicated to be invalid or unenforceable shall