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In order to allow flexibility in determining the number of two-bedroom, three-bedroom and four-bedroom residences which will be constructed in Phase II, the Declarant hereby retains and reserves the right, privilege and option to elect the mix of the various sizes of residences to be built in Phase II. The buildings in Phase II will be built in the location shown on the attached plot plan, however, the mix of residences will be one of the four (4) options shown on the attached chart which is incorporated herein by reference.

As the additional residences and facilities (general common elements) are built in Phase II, each then residence owner and each person or entity thereafter becoming a residence owner, their heirs, successors and assigns, shall upon the construction of additional residences and facilities (general common elements) automatically be vested with the appropriate undivided percentage interest in such additional common areas and facilities as shown on such chart according to the option selected by Developer. The conveyance of a residence shall carry this future interest whether or not specific reference is made thereto. As a residence owner's undivided percentage in the common areas and facilities becomes reduced according to the attached chart the amount of such reduction shall revert to the Developer, its successors and assigns so that the appropriate undivided percentage interests in the common areas and facilities may be conveyed to residence owners.

In order to construct the residences and common areas in Phase II, Declarant hereby reserves the right, title and privilege of a general easement over, under, across and upon the land in Phase II for the purpose of constructing, installing, inspecting, maintaining and repairing any and all utility lines and facilities (including, but not necessarily limited to gas, water, telephone and electricity) sanitary sewer lines and facilities and surface drainage and subsurface drainage for storm water for the use and benefit of said land. The general easement hereby declared, reserved and established shall include the right to connect to and use existing lines and facilities on the property in Phase I. Declarant reserves the right to grant and convey said easements to appropriate governmental agencies. Declarant further reserves the right, title and privilege to go upon the property in Phase II for the purpose of constructing the residences and common area in Phase II.

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