

its designee, if any, from time to time for all persons using the same.

11. Associates hereby creates, grants and declares an exclusive easement in favor of the owner or owners of parcels "A", "C", "G" and "D" and their respective successors and assigns to use and enjoy in common with each other any maintenance room hereafter constructed or to be constructed by Realty on parcel "D", for the storage of maintenance equipment (such as lawnmowers and the like) used in maintaining common areas at their respective parcels and for the performance of ordinary or minor maintenance as to equipment or fixtures (and storage of hand tools as to such work) comprising a part of the improvements or structures erected or installed upon their respective parcels referred to in this instrument, and to have access, ingress to and from the same over a common street, driveway and/or pedestrian walk also constructed or to be constructed on parcel "D" by Realty, in whole or in part for that purpose, all subject to any rules and regulations established by the owner of parcel "D", or its designee, from time to time for all persons using the same.

12. The following conditions shall govern the use and enjoyment of each and all of the foregoing easements:

a. The easements constitute and are granted as covenants-running-with-the-land in perpetuity and easements appurtenant in favor of each of the parcel owners granted the same and their respective successors and assigns, (hereinafter collectively referred to by the term "grantee"), subject to the existence of residential units existing and being available for occupancy on the parcel of the respective grantee seeking to exercise such easement, and in the event of the destruction of or damage of all of the residential units of grantee by any cause prohibiting occupancy of the same and the restoration, reconstruction and availability