

privileges may be further assigned provided the above standards are adhered to.

Declarant, its successors and assigns, reserves the right to accept and grant easements to public authorities for utilities for water, sewer, electricity, gas, television, and telephone.

XVIII. PARKING. Only a passenger automobile in operating condition with a then current and effective license tag and inspection sticker may be parked upon or in parking areas and spaces, and the Manager may cause property stored or parked in violation hereof removed at the expense of the residence owner who parked or stored the same or whose lessee, family member, invitee, or lessee's family member or invitee parked or stored the same or at the expense of the residence owner on whose behalf the same is parked or stored or who caused or permitted such parking or storage. The cost of removal and further storage shall be assessed against the residence owner liable for such cost hereunder.

No boats, trailers, trucks, motorcycles, minibikes, recreational vehicles or non-automobiles may be parked in common area without approval of the Association.

No mechanical or body work, maintenance or repair on any vehicle or boat shall be performed outside of a garage.

XXIX. APPOINTMENT OF POWER OF ATTORNEY. Every purchaser of a residence shall purchase such residence and every mortgagee and lienholder thereof shall take title, or hold his interest with respect thereto, with notice of Declarant's plan of development as herein set forth, and, irrespective of the number of residences constructed or purchased at the time any purchaser, mortgagee or lienholder acquires title or interest in a residence, Declarant shall have and does hereby specifically reserve the right to construct no more than one hundred forty-four (144) units, and, with respect to such residence, convey to the purchaser thereof the title to said residence and its appurtenant percentage of undivided interest in the common areas and facilities in the various phases as shown in Exhibit "D".

Further, every purchaser, mortgagee of a residence, by his acceptance of a deed, mortgage or other conveyance therefor, and every lienholder who shall claim any interest therein hereby consents to Declarant's plan of development as herein set forth and each of them hereby covenants, represents, warrants and agrees for himself, his heirs, successors and assigns to execute and deliver to Declarant