

D. Each person who hereafter becomes an Owner consents to the Declarant, its successors, assigns or designees, going and working upon the General and Limited Common Elements in order for the Declarant to complete the construction of the project.

E. The Property is subject to utility easements for telephone, electricity, water and sewer. The Declarant, its successors and assigns, reserves the right to connect to said utilities for future projects or additional projects whether they be Horizontal Property Regimes, apartment projects, planned unit developments, single family residences, or otherwise.

F. Declarant, its agents, assigns, designees and contractors reserve the right to go onto the property described in Exhibit "A-1" and work upon the area in order to construct buildings, parking areas, road, water and sewerage systems, telephone, television, electric and other utility lines, park areas and other facilities to complete the development of Parcels B and C.

G. Declarant reserves the right to assign all or any portion of the rights and privileges granted and reserved to Declarant. The consent of any residence owner and mortgage holder shall not be required.

H. Declarant, its successors and assigns, reserves the right to grant easements, rights of way and deeds to public authorities with or without compensation for water, sewer, electricity, gas, television, telephone and other utilities.

I. Declarant reserves the right to mortgage the property subject to the terms of the Master Deed. Any mortgagee who acquires the property by foreclosure or deed in lieu of foreclosure shall have the same right as Declarant to develop Parcels B and C and perform any other act or acts Declarant could perform under the terms of this Master Deed.

J. Declarant reserves the right to convey the private road shown on Exhibit "A" as Graystone Boulevard to a private corporation for the purpose of maintaining said road. Co-owners of the residences in Graystone I, II and III shall be assessed equal amounts by such corporation for maintenance and upkeep of said road. An easement appurtenant for the benefit of parcels B and C is hereby reserved for ingress and egress over and across said road.

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