

options, to change the size, layout, or location of the residences in Phase Two, Phase Three and Phase Four provided that (a) any single such change or all such changes in the aggregate shall not be substantial, and (b) such change or changes shall not affect at all any percentage or percentages of interest in common elements or limited common elements set out in this Declaration or any Amendment thereto implementing any Phase or Phases to be developed.

As the additional residences and facilities are built in Phases Two, Three, and Four, 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 automatically be vested with the appropriate undivided percentage interest in such common areas, limited common areas and facilities as shown on the appropriate chart of the option being exercised. 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, limited common areas and facilities becomes reduced according to the attached charts the amount of such reduction shall revert to the Developer, its successors, heirs and assigns so that the appropriate undivided percentage interest in the common areas, limited common areas and facilities may be conveyed to residence owners.

In order to construct the residences, common areas and limited common areas in Phases Two, Three and Four, Developer hereby reserves the right, title and privilege of a general easement over, under, across and upon the land in Phases Two, Three and Four 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 One. Developer reserves the right to grant and convey said easements to

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