

## ARTICLE VIII

EASEMENTS

Section 1. The property included in the Common Area shall be subject to an easement for encroachments created by construction, settling and overhangs, as designed or constructed by the Declarant. A valid easement for said encroachments and for the maintenance of same, so long as it stands, shall and does exist.

Section 2. There is hereby created a blanket easement upon, across, over and under all of said Common Area for ingress, egress, installation, replacing, repairing and maintaining all utilities including but not limited to water, sewers, gas, telephones and electricity over and under all Common Areas and all areas shown on said plot as Easements for maintenance of utility and drainage facilities. An easement is further granted to all police, fire protection, ambulance and all similar persons to enter upon the streets and Common Area in the performance of their duties. Further, an easement is hereby granted to the Association, its officers, agents, employees, and to any management company selected by the Association to enter in or to cross over the Common Area.

No new sewers, electrical lines, water lines, or other utilities may be installed or relocated on said Property except as initially programmed and approved by the Declarant or thereafter approved by the Declarant or the Association's Board of Directors. Should any utility furnishing a service covered by the general easement herein provided request a specific easement by separate recordable document, Association shall have the right to grant such easement on Said Property without conflicting with the terms hereof. The easements provided for in this Article VIII shall in no way affect any other recorded easement on said premises.

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