

2. The common areas and limited common areas and facilities of the condominium include (a) the swimming pool, (b) the parking area, road, water and sewerage system, water meters (if required), telephone and electrical lines located on or in the common area, (not only as shown on Phase One Site Plan and subsequent plans but also as relocated from time to time by the Developer during the Development Period, the cost of relocation and restoration being borne by the Developer) and (c) the water, sewerage and other utility distribution systems serving other than a single residence and located within the boundaries of a residence (the Association hereby reserving an easement in such residence for purposes of maintenance, repair and use of such systems and the right to enter upon such residence for such maintenance and repair, the Association agreeing however to restore each such residence following such maintenance and repair) and (e) the other common areas shown on Phase One Site Plan and subsequent plans and future such buildings being so indicated in amendments to this Declaration.

3. Every portion of a residence contributing to the support of an abutting residence shall be burdened with an easement of support for the benefit of such abutting residence.

4. The property is subject to such sewer easements as well as the telephone, gas, electric, and water easements, as have been or shall be granted.

B. Developer's Permitted Additions to the Condominium. It is the Developer's intention that the Property include not only the 8 residences, common area and limited common area under construction and development, as a fully completed first phase, but also that the Property shall include in Phase Two 18 additional residences and in Phase Three 17 residences and in Phase Four 2 additional residences and limited common areas and common area and facilities. The plans for the development of Phase Two, Phase Three, and Phase Four with options as to the number of units as set forth in Appendix I, attached hereto and by reference made a part hereof.

C. PLOT PLAN, FLOOR PLANS, AND AMENDMENTS THERETO. A plot plan, Phase One - NORTHGATE showing the property and the layout, location

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