

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-laws, his rights of enjoyment to the common area and facilities to the members of his family, his tenants, or contract purchasers provided, every such delegee shall reside on the Property.

Section 3. Title to Common Area. The Declarant hereby covenants for itself, its successors and assigns, that it will convey fee simple title to the common areas located in Section I of Phase I as shown upon the recorded plat referred to in the premises of this Declaration, to the Association, free and clear of all liens and encumbrances, at the time or prior to the conveyance of the first lot in each respective Parcel, except utility and drainage easements and easements to governmental authorities upon condition that such area as shall be designated "common area" shall be for the sole and exclusive use and benefit of members, as long as such area is maintained in conformity with the requirements of this Declaration, the By-laws, and the Articles of Incorporation of the Association, at the sole expense of the owners. Similarly, the Declarant will convey to the Association, upon the same conditions and for the same uses and purposes, common areas which are parts of any additional properties that are annexed by it in the future.

Section 4. Parking Rights. The owners of each lot shall park their automobile(s) on their lot in their garage or parking area designed therefor. All lot owners are hereby granted the right of ingress and egress from their respective lots to the roads located on the property which are to be Private Roads, as well as an easement from all private Roads to Pelham Road. Limited parking may be provided in the area near the recreational facility, subject to Association Regulations. No vehicles of any type or recreational equipment may be driven on or parked within the common area. No boats, trailers, campers, RV's or motorcycles shall be parked on the property where they are in public view. However, said recreational vehicles or equipment may be parked in a garage of a dwelling containing a garage