

The easements reserved to the Developer above, and the easements which Developer shall have the right to grant to appropriate public authorities and utilities, shall include the right to go upon, over, across, and under any area of the Property for ingress, egress, erection, maintenance, installation and use of electrical and telephone poles, wires, cables, conduits, sewers, water means, gas lines, and other suitable equipment for the conveyance, movement, and use of electricity, telephone equipment, television cable, gas, water, sewer, and other public conveniences and utilities. Said easements shall also allow Developer or any appropriate utility or other authority to cut drainways for surface water wherever and whenever such action may be necessary in order to maintain reasonable standards of health, safety and appearance. Said easements include the right to cut any trees, bushes, or shrubbery, and to make any gradings of the soil or take similar actions reasonably necessary to provide safe and effective utility installation and maintenance. Developer shall have the right, but not the obligation, to transfer or grant to the Swansgate Homeowners Association all or any of the easements reserved to Developer hereunder.

(b) In the event that any dwelling unit, or any combination of two dwelling units, shall include a garden wall or similar wall which lies along or close to a common property line, the lots on both sides of such property line shall be subject to an easement for the reconstruction of such wall in the event it shall be damaged or destroyed, such easement to be limited to such time and such interference as shall be reasonably necessary to reconstruct the wall to the condition which existed prior to the destruction or damage.

(c) All numbered lots within the Property are subject to easements along all side lot lines for the construction of a party wall, to the extent necessary to allow the Developer and any other party whose plans are approved by the Architectural Committee to construct two attached dwelling units sharing a common party wall.