first mortgage holder will be entitled to timely written notice of any such proceeding or proposed acquisition; and no provision of any document establishing the Regime will entitle the Owner of an Unit or other party to priority over such institutional holder with respect to the distribution to such Unit Owner of the proceeds of any award or settlement.

Section 6. Condemnation. In the event that one or more Units, or any part or parts thereof, shall be taken by any authority having the power of eminent domain, the awards or proceeds therefrom shall be distributed directly to the Owners of such Units and/or their mortgagees. Following the completion of such procedure, this Regime shall be deemed and considered amended to the extend necessary to delete such Unit and its Owner from the Regime itself and ownership therein. The Association shall then have the right to make such adjustments as shall be necessary to compensate for the deletion of such Units, including additions to the Annual and Special Assessments, amendments to the percentage rights of the remaining Owners in the ownership of the General Common Elements, etc. Proceeds from the taking of any General Common Elements shall be paid to the Association, to be retained by the Association or distributed to Unit Owners in accordance with decisions to be made by the Association.

Section 7. Reservation of Right of Developer to Grant Easements. The Developer hereby reserves the right to grant easements to the proper public authorities for sewer lines and facilities, cable T.V., water lines, telephone lines and gas service lines.

Section 8. Binding Effect. The restrictions and burdens imposed by this Master Deed are intended to and shall constitute covenants running with the land, and shall constitute an equitable servitude upon each Unit and its appurtenant undivided interest in General Common Elements. This Master Deed shall be binding upon the Developer, its successors and assigns, and upon all parties who may subsequently become Owners of Creekside Horizontal Property Regime,