

or to be subjected to public or municipal control, but are intended for private use and enjoyment, and are and shall remain the sole and exclusive property of said property owners, their heirs, successors and assigns, and be controlled, improved, graded and maintained at their expense and regulated by them for their own benefit and the common use and enjoyment of the owners of said lots, their heirs, successors, and assigns, forever. The expense in connection with the maintenance of the passageway for egress and ingress, the parking area and sidewalks shall be borne by the property owners in the following proportions: one-eighth for each owner, except the Urological Clinic, Inc., which shall bear one-fourth of said expense.

4. That private water lines have been laid under the parking area, passageway and under the sidewalks to the respective offices, which said private water lines shall be maintained by the respective property owners at his or its own expense; however, if it becomes necessary to repair such private water line, each property owner shall have the right to repair the same across the property of the others, so long as such property owners are held harmless on account of such excavation and repair work, and the entrances to the respective offices are not closed or blocked during office hours. Before making such excavation or repair to said water line, such property owner desiring to make such repair shall secure adequate insurance protection against personal injury, property damages and comprehensive coverage for himself, or itself, and the other property owners, in connection with such excavation and repair work. Such property owner shall at his or its own expense restore the said property to its same improved condition prior to the excavation, within a reasonable time.

5. A 6-inch main sewer line has been laid under the parking area and passageway to serve the entire property, which main sewer line shall be maintained at the expense of all property owners in the same proportions as govern the expense in connection with the maintenance of the parking area and sidewalks.

6. A 4-inch branch sewer line has been laid from the 6-inch sewer line to each of the respective lots and these branch sewer lines from the main sewer line to the respective offices shall be maintained at the expense of each respective lot owner. The repair of such branch sewer line by such lot owner shall be governed by the same requirements, conditions and stipulations as are set forth herein in Paragraph 4 pertaining to repair and excavation in connection with individual water lines.