

element appertaining thereto and such adjoining unit notwithstanding the inclusion of such wall within the vertical boundaries of such adjoining unit.

Section 11.02. Utilities, etc. There is hereby reserved in the Developer until such time as Developer relinquishes control of the Property to the Association, and thereafter in the Board of Directors, the power to grant easements upon, across, over and under all of the Property for ingress, egress, installation, replacing, repairing, and maintaining a master television antenna system, parking, recreation, storage, and all utilities including, but not limited to, water, sewers, telephone and electricity. Such easements may grant to appropriate utility companies the right to erect and maintain the necessary poles and other necessary equipment on the property and to affix and maintain utility wires, circuits and conduits on, above, across and under the roofs and exterior walls of the units.

Section 11.03. Other. There is hereby (i) reserved in Developer during its control of the property and thereafter in the Association, its directors, officers, agents and employees and (ii) granted to any Manager employed by the Association as provided for in Section 5.02, hereof and to all policemen, firemen, ambulance personnel and all similar emergency personnel an easement to enter upon the Property or any part thereof in the proper performance of their respective duties.

ARTICLE XII

GENERAL PROVISIONS

Section 12.01. Amendment. During the period of development Developer shall have the right to amend this Declaration as required by any title insurance company or mortgagee so long as such amendment does not change the percentage of ownership of the common elements. All other amendments shall be made as hereafter provided.

(a) Notice. Notice of the subject matter of the proposed amendment shall be included in the notice of the meeting of the Association at which such proposed amendment is to be considered.