

heirs and assigns, and shall 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 and lessees of said lots, their heirs and assigns, forever. Said expenses of maintenance shall be prorated as provided in paragraph 13 above. There are hereby reserved mutual easements and rights of way for ingress and egress and parking through, on and across the lots for the benefit of the present and future owners and lessees, their patients, clients and customers. Nothing herein, however, shall prevent an owner or lessee from making changes or improvements in his property so long as consistent with the other provisions of these covenants.

15. The restrictions, rights, conditions and covenants contained herein may be amended, changed or altered by a vote of the owners of ninety (90) per cent of the total areas of property covered hereby, excluding streets, sidewalks, driveways and parking areas. For purposes of this paragraph, a lessee of property covered by these provisions shall be deemed the owner thereof, if entitled to its use and enjoyment.

16. If any of the parties hereto or their heirs, successors or assigns, or any other person or persons shall violate or attempt to violate any of the rights, restrictions, conditions, or covenants herein contained, any of such parties, their heirs, successors or assigns, or any other person or persons owning or having an economic interest in real property herein covered shall have the right to prosecute any lawful proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions, rights, conditions or covenants, to prevent him or them from doing so or continuing to do so and/or to recover damages for such violation or attempted violation; that neither a delay in

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