

owner and mortgage holder shall not be required. However, any person to whom said rights and privileges are assigned must agree in writing to construct the buildings and other facilities in good workmanlike manner using the same or higher building standards, design, workmanship and materials used by Declarant in Stage One. Said rights and privileges may be further assigned and re-assigned provided the above standards are adhered to. Declarant represents that the condominium units in Stage Two shall be constructed in a style similar to the condominiums in Stage One except that one building will contain two two bedroom flats. The buildings will be constructed substantially in the location as shown on the plat contained in Exhibit "B", but Declarant may change the location as may be required because of topography, drainage or aesthetics.

Declarant, its successors and assigns, reserves the right to grant easements, rights of way and deeds to public authorities with or without compensation, for water, sewer, electricity, gas, television, telephone and other utilities.

Declarant reserves the right to mortgage the property subject to the terms of this Master Deed. Any mortgagee who acquires the property by foreclosure or deed in lieu of foreclosure shall have the same rights as Declarant to construct units in the future annexed property (Stage Two) and perform any other act or acts Declarant could perform under the terms of this Master Deed.

Declarant agrees to file an "as built" survey covering the units constructed in Stage Two at such time as said units are built. Declarant has the option but shall not be required to build Stage Two. At such time as Declarant may elect to annex said property and build Stage Two, it will file its option in the form substantially similar to that shown as Exhibit "C".

XXVI. APPOINTMENT OF POWER OF ATTORNEY. Every purchaser of a residence shall purchase such residence and every mortgagee and lienholder thereof shall take title, or hold his interest with respect thereto, with notice of Declarant's plan of development as herein set forth, and, irrespective of the number of residences constructed or purchased at the time any purchaser, mortgagee or lienholder acquires title or interest in a residence, Declarant shall have and does hereby specifically reserve

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