

appropriate governmental agencies. Developer further reserves the right, title and privilege to go upon the property in Phases Two, Three and Four for the purpose of constructing the residences, common area and limited common area in Phases Two, Three and Four.

Further, Developer hereby covenants, represents, warrants, and agrees that the residences constructed in Phases Two, Three and Four shall be architecturally and otherwise compatible with the residences constructed in Phase One property. Developer, as in Phase One, reserves the right to extend the individual decks (patios) but not wider than the end of any unit, and further reserves the right to add screen porches, at its option, in lieu of said decks.

Every purchaser of a residence shall purchase such residence and every mortgagee and lien holder thereof shall take title, or hold his interest with respect thereto, with notice of Developer'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 lien holder acquires title or interest in a residence. Developer shall have and does hereby specifically reserve the right to construct eight (8) residences on Phase One, eighteen (18) residences on Phase Two, seventeen (17) residences on Phase Three, and two (2) residences on Phase Four, and with respect to each such residence, convey to the purchaser thereof the title to said residence and its appurtenant percentage of undivided interest in the common areas and facilities in Phase One and the alternate percentage of undivided interest when Phases Two, Three and Four are constructed.

Further, every purchaser, mortgagee of a residence, by his acceptance of a deed, mortgage or other conveyance therefor, and every lien holder who shall claim any interest therein hereby consents to Developer's plan of development as herein set forth and each of them hereby covenants, represents, warrants, and agrees for himself, his heirs, successors and assigns to execute and deliver to Developer such documents, if any, as may be required in the opinion of any title insurance company to effect the construction of Phases Two, Three and Four. In furtherance thereof, each residence owner, mortgagee and lien holder, for himself, his heirs, his



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