

operation, management, care, restoration, renovation, alteration, reconstruction, repair, maintenance, rebuilding, replacement, improvement, taxes, and utilities.

3. Easements Reserved to Association. As part of the Association Property, Declarant reserves the following easements on and across the Townhome Parcels and expressly makes them a part of the Association Property:

- a. An easement five feet in width on either side of the center line of all water, sewer, electrical, telephone, gas and other utility lines for repair, replacement, relocation and maintenance of the same.
- b. An easement for maintenance, repair and replacement of roofs and roof flashings, party wall coping, boxing, gutters and downspouts (but not attachments such as party walls, ventilators and chimneys) of the Townhomes.
- c. An easement for painting exterior surfaces of the Townhomes subject to painting by reason of the material including but not limited to party wall coping, gutters, downspouts, shutters, deck and balcony surfaces and rear walls, railings, window trim, doors and trim, garage trim and doors, stoops and handrails, gates in walls.
- d. An easement for landscaping around the outer perimeters of the structures on Townhome Parcels. Where two or more Townhome Parcels adjoin, this easement shall not apply to interior party walls or structures but only the circumference of the outermost structural boundaries.

7. Restrictive Covenants. The following covenants and restrictions shall apply to the Association Property, except that the easements set forth in paragraph 6 of this Article III shall take priority over the following restrictions and covenants if a conflict arises:

- a. Common Areas. The use and enjoyment of the Common Areas may be regulated by the Association pursuant to such rules and regulations as the Association may from time to time establish in the Association Documents.
- b. Limited Common Areas. The use and enjoyment of the Limited Common Areas may be regulated by the Association pursuant to such rules and regulations as the Association may from time to time establish in the Association Documents.

The foregoing restrictive covenants shall be covenants running with the land at law.