

ARTICLE VI

Declarant's Reserved Rights and Powers

1. Declarant's Activities. Notwithstanding any use, restriction, or other provision hereof to the contrary, Declarant is irrevocably and perpetually empowered to sell, lease or rent units to any person and shall have the right to transact on the condominium property any business relating to construction, repair, remodeling, sale, lease or rental of units, including but not limited to, the right to maintain signs, employees, independent contractors and equipment and materials on the premises, to use common elements (general and limited), and to show units. All signs and all items and equipment pertaining to sales or rentals or construction in any unit furnished by the Declarant for sales purposes shall not be considered common elements and shall remain Declarant's separate property. Declarant retains the right to be and remain the owner of completed but unsold units under the same terms and conditions as other owners including membership in the association save for its right to sell, rent or lease.

2. Easements. Declarant expressly reserves perpetual easements for ingress, egress and utility purposes as may be required across and under the land submitted hereby. Specifically, Declarant reserves to itself and its successors and assigns and access easement across the easterly border of the regime to allow ingress and egress to property also owned by Declarant lying south of the regime as shown on Exhibit "B" attached hereto.

3. Designation of Association Directors. Declarant shall have the right to name all members of the Board of Directors of Forest Greens Condominium Association until the first annual members' meeting of said Association which shall be held as provided for in the By-Laws. Thereafter, the Board of Directors shall be selected in the manner specified in the By-Laws of the Association.