

(e) The right of the Master Association to change the use of the Master Common Areas in accordance with this Declaration.

(f) The right of the Master Association to change the size, shape or location of Master Common Areas, to exchange Master Common Areas for other lands or interests therein which become Master Common Areas and to abandon or otherwise transfer Master Common Areas so long as, in each case, either (i) the Board determines that the Members are not materially or adversely affected, or (ii) Members holding at least two-thirds (2/3) of each class of Membership in the Master Association, exclusive of Declarant, have executed an instrument agreeing to such change in size, shape or location, exchange, abandonment or transfer.

3.2 Easements to Facilitate Development.

3.2.1 Declarant and each Builder shall have a blanket easement over the Master Common Areas in order to construct Improvements thereon and in connection with the construction of Dwelling Units on Lots within the Property.

3.2.2 Neither the Declarant nor any Builder shall exercise any of the rights or easements reserved by or granted pursuant to this **Section 3.2** in such a manner as to unreasonably interfere with the construction, development or occupancy of any part of the Property.

3.2.3 The rights and easements reserved by or granted pursuant to this **Section 3.2** shall continue so long as the Declarant or any Builder, as the case may be, owns any Lot or Tract. Declarant and each Builder may make limited temporary assignments of their easement rights under this Declaration to any Person performing construction, installation or maintenance on any portion of the Property.

3.3 Utility Easements. A nonexclusive, perpetual blanket easement is hereby created over and through the Master Common Areas, and a limited, specific easement over and through those portions of the Property shown as public utility easement areas on any Plat is hereby created, for the purpose of:

(a) Installing, constructing, operating, maintaining, repairing or replacing equipment used to provide to any portion of the Property any utilities, including, without limitation, water, sewer, drainage, gas, electricity, telephone and television service, whether public or private;

(b) Ingress and egress to install, construct, operate, maintain, repair and replace such equipment; and

(c) Exercising the rights under the easement.