

maintenance obligation of designated PRD Property in Exhibit B to the Declaration. This is so as maintenance obligations are primarily designed to maintain the PRD Property in conjunction with the Declarant and other Association(s) as applicable as opposed to supporting recreational or retail uses of the PRD Property.

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ARTICLE VI

EXPANSION OF THE DEER CREEK MASTER PLAN

Paragraph 1. The Master Plan. Declarant does hereby reserve unto itself and any successors and assigns, the right, but not the obligation, to increase the number of sites by additional Phases to a maximum total number of sites allowed by the plan unit development plan filed in Polk County, Florida and as from time to time amended; provided, however, Declarant has no obligation to create Phases or allow Class I UDI Owners and Class A UDI Owners use of additional phase improvements to the Master Plan.

- (a) No approval of any Class I UDI Owner or Class A UDI Owner shall be necessary for the Declarant to create Phases.
- (b) To increase the number of sites via Phases Declarant shall revise and supplement the Plat or create a new plat, showing the additional sites.
- (c) Notwithstanding the provision hereof, the Declarant shall not be obligated, in any degree, to increase the PRD Property beyond the improvements as presently existing as of the recordation date of this Amended and Restated Declaration. If, however the Declarant determines to improve the Master Plan with additional sites, or otherwise make available additional sites, Declarant shall in its discretion determine the type, variety, and mix of such sites or as the case may be, accommodations.
- (d) Declarant's option as above provided shall continue so long as Declarant, its successors, and assigns own the PRD Property, however recommendations from the Boards of Directors of the Class I and Class A Associations will be considered in any expansion.
- (e) Class I UDI Owners and Class A UDI Owners shall have no rights to utilize any properties of the Declarant except as specifically set out herein.

ARTICLE VII

EASEMENT RIGHTS