

12. Any or all of the rights and powers (including discretionary powers and rights) herein reserved by or conferred upon Windemere Corporation herein may be assigned or transferred by the said Windemere Corporation to any one or more corporations or associations agreeing to accept them. Any such assignment or transfer shall be evidenced by an appropriate instrument recorded among the Land Records of Baltimore County and upon recordation thereof, the grantee or grantees of such rights and powers shall thereupon and thereafter have the right to exercise and perform all the rights and powers reserved by or conferred upon Windemere Corporation by this instrument.

13. These covenants are to run with and bind the land and shall be binding upon all of the parties and all of the persons claiming under them, until thirty (30) years from the date of these presents, at which time said covenants shall automatically extend for successive periods of ten (10) years; unless, by a vote of the majority of then owners of the lots in fee simple or the leasehold estate therein (excluding mortgagees under mortgage on said properties or part thereof, and also excluding owners of annual ground rents who have a reversionary interest therein), it shall be agreed to change said covenants in whole or in part. The vote above provided for shall be taken within sixty (60) days after the date of the termination of one of the periods aforesaid.

14. If the parties hereto, or any of them, their successors, heirs or assigns, as the case may be, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property in said development or sub-division and subject to these restrictions, to prosecute any proceedings at law or in equity, against the person or persons violating or attempting to violate any such covenant and/or require the restoration of said property to conform with these covenants and/or recover damages or other dues for such violation.

15. Invalidation of any one of these covenants by judgment or court order shall in nowise affect any of the other provisions, which shall remain in full force and effect.