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DECLARATION OF CROSS ACCESS EASEMENT  
COVENANTS RUNNING WITH THE LAND  
(Phased Platting)

THIS DECLARATION OF COVENANTS, made on the date hereinafter set forth by \_\_\_\_\_ of the County of Greene, State of Missouri, hereinafter called "Developer",

WHEREAS, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Developer was the owner of record of the real property, described on Exhibit A, attached hereto and incorporated herein by reference, hereinafter called the "Tract"; and

WHEREAS, Developer has elected to plat the Tract in phases, fixing precise locations, duties and obligations regarding access easements for each phase at such time as each is final platted; and

WHEREAS, it is necessary to impose certain private easements on the Non-Platted lands to preserve development options for the benefit of Final Platted lots, until such time as all the Tract is Final Platted.

NOW THEREFORE, Developer does hereby declare that the Tract shall be subject to the Covenants and Easements hereinafter set forth, which shall run with the land and shall be binding on all present and future owners, and shall inure to the benefit of each owner of the land included in the Tract.

1. Owner's Easements of Access: The Developer and every Owner of the Tract or of any Subdivision lot or parcel of record, and every such Owner's patrons, guests, and invitees shall have a right of easement and access in and to and across the following described area, to wit:

EASEMENT DESCRIPTION:

2. Neither the Developer nor any Owner shall cause any building or structure to be erected or maintained on the easement described above so as to interfere with free and unimpeded use and enjoyment of the right of easement and access herein conveyed.
3. The easement herein conveyed shall not be relinquished, vacated, or extinguished by Developer or Owners, their successors and assigns, without the prior written consent of the Director of Public Works

of the City of Springfield, Missouri.

4. The Declaration. By acceptance of a deed or by acquiring any ownership interest in any of the real property, included within this Declaration, each person or entity, for himself or itself, his heirs, personal representatives, successors, transferees and assigns, bind himself, his heirs, personal representatives, to the covenants and conditions imposed by this Declaration and any amendments thereto.

IN WITNESS WHEREOF, the undersigned Developer has executed or caused to be executed this instrument on the day and year first above written.

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