

\$72.00



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Total Amt: \$72.00 Page 1 of 17
Newton County Recorder
Lenora Hyder Recorder of Deeds
File# 2009-00008927

BK **358** PG **8894**



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1. **Title of Document:** Declaration of Covenants, Conditions and Restrictions for "The Cottages" at Wildwood Ranch, Newton County, Missouri
 2. **Date of Document:** November 30, 2009
 3. **Grantor(s):** O'Shamrock, L.L.C., a Limited Liability Company
 4. **Grantee(s):** The Public
 5. **Mailing Address:** 1032 Antelope Rd., Joplin, MO 64804
 6. **Legal Description:** See Exhibit "A"
 7. **Reference Book and Page(s):**

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THE COTTAGES AT WILDWOOD RANCH

JOPLIN, MISSOURI

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION AND RESERVATION OF EASEMENTS FOR THE COTTAGES AT WILDWOOD RANCH is made on this 30 day of November, 2009, by O SHAMROCK, LLC, a Limited Liability Company, owner of the real property described and hereinafter referred to as the "Declarant".

WITNESSETH:

WHEREAS, the Declarant intends to develop and sale certain residential lots, located in Newton County, State of Missouri, as part of a residential planned unit development to be known as THE COTTAGES at Wildwood Ranch; more particularly depicted on Exhibit A attached hereto and by this reference hereinafter referred to as the "Properties".

WHEREAS, for such reason aforesaid, the Declarant through its management has encouraged and participated in the organization of the **Cottages Home Owners Association (CHOA)**, hereinafter referred to as "Association", a nonprofit corporation, organized and existing under and by virtue of the laws of the State of Missouri, for the purpose to protect and maintain THE COTTAGES as a prime residential area of the highest possible quality, attractiveness, and value, with access to commercial facilities, green space and public areas of Wildwood Ranch not within the Lots and Common Areas, as defined below; and

WHEREAS, the Declarant desires to provide for the operation and maintenance of Home Owners lawns and Common Areas by the Association, as defined below;

NOW, THEREFORE, the Declarant hereby declares that all of the Lots and Common Areas, as defined below, shall be held, sold, and conveyed subject to the following easements, restrictions, stipulations, covenants, and conditions which are for the purpose of protecting and enhancing the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described Lots and Common Areas or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I

DEFINITIONS

- 1.) Association. "Association" shall mean and refer to as the **Cottages Home Owners Association**, a Missouri nonprofit corporation, its successors and assigns, operating as the owners' association for The Cottages at Wildwood Ranch.
- 2.) Owner. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of a right of possession under Missouri law to any Lot which is part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.
- 3.) Properties. "Properties" shall mean and refer to that certain real property herein described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.
- 4.) Common Areas. "Common Areas" shall mean and refer to any facility within the jurisdiction of the Association and for the common use and enjoyment of the Owners.

