

\$87.00

TTP



Image# 003409960021 Type: LAN  
Recorded: 05/01/2008 at 11:49:14 AM  
Total Amt: \$87.00 Page 1 of 21  
Newton County Recorder  
Lenora Hyder Recorder of Deeds  
File# 2008-00003496

BK **357** PG **3484**



#30626 \$213.00

(space above reserved for Recorder of Deeds Certification)

2-TTP-J

1. Title of Document: Declaration of Covenants, Conditions and Restrictions for "Estates" at Wildwood Newton County, Missouri
2. Date of Document: April 1, 2008
3. Grantor(s): Wildwood Ranch, LLC, a Missouri Limited Liability Company
4. Grantee(s): The Public
5. Mailing Address(s): 1032 Antelope Rd., Joplin, MO 64804
6. Legal Description: See Exhibit "A"
7. Reference Book and Page(s):

**DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR " ESTATES " AT WILDWOOD  
NEWTON COUNTY, MISSOURI**

THIS DECLARATION made this \_\_1st\_\_ day of \_\_April\_\_, 2008 by Wildwood Ranch, LLC, a Missouri Limited Liability Company,, hereinafter referred to as " Declarant;

**WITNESSETH:**

**WHEREAS**, Declarant is the owner of certain Property located in Newton County, State of Missouri, which is particularly described on Exhibit "A. " The Property shall be developed as part of a Master Planned Community and is to be referred to as the ESTATES AT WILDWOOD ("E STATES " ); and

**WHEREAS**, Declarant desires and intends to develop a low impact subdivision for the enjoyment and convenience of those who wish to live in the ESTATES. Each Parcel is designed to be utilized for a single family residence and to provide for the preservation of the natural amenities and values of the Property and to develop the Property consistent with and in harmony with the natural environment; and

**WHEREAS**, Declarant has deemed it necessary to establish covenants, conditions, and restrictions which are imposed upon the Property and each and every Parcel owner thereof and upon the use, occupancy, and enjoyment thereof, all for the purpose of enhancing and preserving the value, desirability and attractiveness of said Property.

**WHEAREAS**, Declarant desires to maintain the Property in as natural a state as possible. Any use or activity conducted on the Property shall be of a nature as not to disturb the natural flora and fauna now existing on the Property. Wise stewardship of the Property shall be a prime consideration in any use of activity taking place on the Property, and

