

VI.

MUTUAL EASEMENTS

6.1 Portions of the property (Lots 1 through 5) are subject to perpetual mutual easements or cross easements in favor of the respective owners of Lots 1 through 5 and their respective, heirs and assigns, together with their invitees and licensees. Said mutual or cross easements, as is hereinafter referred to, shall be easements appurtenant and shall be deemed covenants running with the land. The mutual easements and cross easements are set out as follows:

(a) Driveway and Parking Easement. The attached Exhibit "A" which is made a part of these Restrictive Covenants shows the proposed location of the driveway area, together with three parking spaces for each lot owner which parking spaces are substantially located in the front of each proposed residence. A mutual or cross easement is hereby granted over said driveway area and parking area to all property owners for the purpose of using said driveway area for ingress and egress from Jones Avenue to their respective properties, together with the right to the use and benefit of the three parking spaces serving their respective lots. Said driveway and parking area shall be deemed as a "common area" for maintenance purposes and maintenance of said areas shall be the responsibility of the Crescent Place Homeowners Association. The Association is authorized from time to time to issue reasonable rules and regulations governing the use of the driveway and parking areas.

(b) Landscaping and Exterior Maintenance Easement. Each lot owner shall be responsible for the exterior maintenance of his or her residence as well as landscaping the enclosed portion of his or her yard so that the same is maintained in a neat and orderly manner at all times. Said maintenance would include the staining and/or painting of the

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