

SAMPLE

**This Instrument Prepared By:
Insert Attorney Name and Address**

DECLARATION OF JOINT PERMANENT ACCESS EASEMENT WITH MAINTENANCE PROVISIONS

This, made and entered into this ____ day of _____, 20__, by
_____ (hereinafter, the "Owner") as follows:

Whereas, Owner is the owner of certain property located on
_____ Road, in District _____ of Loudon County, Tennessee,
being identified as Tax Parcel _____, and is described in deed of record in Deed
Book ____, Page ____, in the Register's Office for Loudon County, Tennessee (hereafter
the "Property"); and

Whereas the property is presently known as (insert description) on the (insert
location information) and whereas Owner desires to resubdivide the Property, dividing
Parcel ____ into Lots 1, 2, 3,& 4;

Whereas, Lots 1,2,3 and 4 will use the new 50 foot joint permanent easement for
ingress and egress from and to _____ Road, the Owner wishes to establish
for the use and benefit of any purchaser of those Lots, their heirs and assigns, certain
rights of ingress and egress over said easement, and certain obligations of maintenance
for said easement;

Now, therefore, for good and valuable consideration, the receipt and adequacy of
which is hereby acknowledge, Owner declares as follows:

EASEMENT:

As to Lots 1, 2, 3, and 4, Owner declares a joint permanent access easement for ingress
and egress from _____ Road to Lots 1, 2, 3, and 4, of the subdivision,
and for installation of utilities for the use and benefit of all owners and purchasers of Lots
1, 2, 3, and 4 of the Subdivision, their heirs and assigns, over the property described on
Exhibit A, and as shown on the pat of record in Map Cabinet _____, Slide _____, in the
Register's Office for Loudon County, Tennessee.

MAINTENANCE AGREEMENT:

Owner declares that the owners of Lots 1, 2, 3, and 4 will share the repair and maintenance expenses of said access joint permanent access easement and private water lines in equal proportions. All decisions on maintenance and repairs, shall be made by majority vote, with each Lot having one (1) vote. In the case of a tie vote, no action shall be taken. Each Lot owner will be required to deposit the sum of \$100.00 per year into an account for the maintenance and repair of the Easement and the private water lines.

In Witness Whereof, this agreement is entered into on the date written below:

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a notary public of the aforesaid state and county, personally appeared, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons executing this agreement for the purposes therein contained.

WITNESS my hand and seal at office in _____, this ____ day of _____, 2004.

Notary Public

My commission expires: _____

EXHIBIT A

Description of Easements for Lots 1, 2, 3, and 4

Situated in District _____ (#) of Loudon County, Tennessee, and being at a point on the _____ side of _____ Road, which point is (insert complete legal survey description), as shown by the survey of _____, RLS, dated _____, Drawing # _____.