

16.5. Easements for Declarant and the Loomis Trail Homeowners Association

The Declarant reserves to itself and its any lawful successors an easement through the Common Areas for any and all activities necessary or desirable to complete the development of the Community or for exercising Special Declarant Rights. The Loomis Trail Homeowners Association and/or their respective agents shall have the right, without any liability to any Owner, of ingress/egress through any Lot (other than any portion thereof upon which a structure has been erected) for the purpose of maintaining any and all Common Areas and utility easement corridors, including, but not limited, to easements for utilities, storm sewer, power, water, telephone service, cable television and gas, owned by the Association, and for the purpose of enforcing any restrictions contained in this Declaration. Declarant may develop other developments, including any Subsequent Phases not added to the Property, as separate developments, and in connection with such separate development, Declarant may grant such separate development(s) easements and other rights of ingress and egress along existing roads within the Property and easements and other rights to install, operate, maintain and repair utilities within existing utility easement areas in the Property, provided the owners of individual lots (other than Declarant) within such separate developments are obligated under the restrictive covenants governing their separate development(s) to contribute their equitable share of the cost of maintenance, repair and replacement of those roads and utilities used by such separate development(s).