

PRIVATE ROADWAY AGREEMENT

RIVER BLUFF SHORT PLAT
as recorded in Book 3, Page 188 of
Skamania County Auditor's Records

Approach Permit No: 92135 - 7.59 - L ; Carlisle (Private)

WHEREAS, it is the opinion of the property owners as shown below in Skamania County, Washington, that it will be in their best interest to retain and maintain the access roadways within the boundaries of the property division shown below as private roadways.

A. TYPE AND FREQUENCY OF MAINTENANCE

Carlisle Road as designated upon said short plat is designated and declared to be a private road as defined in the Skamania County Code Chapter 12.03 and shall be maintained by the benefited landowners in as satisfactory and useable condition as is practical. Maintenance shall consist of, at a minimum, the annual filling of potholes, ruts and gullies or other defects which restrict travel upon said road; and, the rocking, graveling or grading of the road as the landowners by two-thirds majority of front footage, shall agree; and, provision for trenching or ditching along the sides of the road to provide for surface water runoff where deemed necessary and appropriate by the landowners. The roadway shall at all times be kept in good enough repair including snow removal, for reasonable access by fire, police, ambulance and school vehicles.

B. METHOD OF ASSESSING COSTS

Costs for the road maintenance and repair shall be assessed proportionately according to the front footage upon said road owned by each landowner. The amount of costs actually assessed per unit of roadway shall be determined by agreement of a two-thirds majority, by front footage, of the landowners; and, in the event of clear, extraordinary useage by any abutting owner, that owner may be assessed an appropriately higher percentage of the costs.

C. USE OF ROAD

All abutting landowners shall be entitled to reasonable private useage of the entire roadway. The private road shall be used for the common benefit of all lot owners. No owner shall conduct any activity that might in any way detract from or negatively affect the benefit of the private road to the other lot owners. If one of the land owners inflicts damage to the road i.e. personally or through having deliveries (example) A large truck carrying too heavy a load during a very wet season, it is the sole responsibility of that party to pay for the costs of repairing the road.

D. COLLECTION OF COSTS

Assessed costs for road maintenance shall become due and collected at completion of the work. These assessments together with interest, cost, and reasonable attorney's fees shall be a charge on the land and shall be a continuing lien upon the property against which such assessment is made.

F. APPURTENANT TO THE LAND

This agreement shall be binding upon the heirs, successors or assigns hereof, shall be appurtenant to and run with the land described herein; and, no land shall be transferred or sold in said short plat without reference on the face of the conveying instrument to this Agreement.

Signed and sealed by property owners, Skamania County, Washington

[Signature] 2/14/91

FILED FOR RECORD
SKAMANIA CO. WASH
BY Planning Dept

FEB 20 2 42 PM '91

[Signature]
GARY H. OLSON

Registered
Indexed, Vir 5
Indirect 0
Filed 2-23-91
Mailed