

SECTION 3. PRIVATE ROADWAY.

The owners of Maple View Acres shall provide for the maintenance and operation of a private roadway as shown and described on the final plat of Maple View Acres.

3.1 RESPONSIBILITY FOR ROAD MAINTENANCE. Each owner of a lot within Maple View Acres, and all owners collectively, are responsible for the maintenance of the private roadways within the Maple View Acres plat. Such roadways are legally described in Exhibit "B" attached hereto. The private roadways shall be maintained in good, passable condition under all traffic and weather conditions and in accordance with the road standards of Skamania County if so required. The owners of Maple View Acres shall share equally the costs of expenses of maintenance, repair and/or restoration and construction of the roadways. Notwithstanding the provisions of Section 4.1 or the termination of these Declarations, the lot owners and their successors and assigns, devisees and real estate vendees shall remain jointly and severally liable for the maintenance, repair and/or restoration and construction of private roadways servicing the Maple View Acres plat.

3.2 LEVY OF PRIVATE ROADWAY AND MAINTENANCE ASSESSMENTS. The owners of Maple View Acres shall levy and collect assessments for the maintenance, construction, repair, and/or restoration of the private roadways from each owner of a lot, parcel, or a combination of parcels on an equal basis. The Declarant or its successors will be deemed the Owner of all lots and parcels not sold to other parties for purposes of this section.

3.2.1 Each and every calculation and assessment made pursuant to the terms of this Section shall be enforceable by the owners of Maple View Acres or the Declarant in the manner set forth in Section 4.2 of these Declarations.

3.2.2 Each such assessment, together with interest at the rate of eighteen percent (18%) per annum from the due date on the unpaid balance of the assessment and costs and expenses, and also including reasonable attorney fees (whether or not suit is filed, and including any appeal from any court decision), incurred in the collection thereof, shall become a charge and lien against the respective