

133531

BOOK 183 PAGE 706

Return Address:

DUNOVAN & SALLY DUDLEY
865 NW DUD RANCH
STEVENSON WA 98648

FILED
Sally Dudley
Nov 30 2 01 PM '93
O'Lowry
GARY M. OLSON

Please Print or Type Information.

Document Title(s) or transactions contained therein:	
1. Private Road Maintenance Agreement	
2.	
3.	
4.	
GRANTOR(S) (Last name, first, then first name and initials)	
1. Dudley, Dunovan D.	
2. Dudley, Sally A.	
3.	
4.	
☐ Additional Names on page _____ of document.	
GRANTEE(S) (Last name, first, then first name and initials)	
1. Dud Ranch Rd	
2. Dudley short Plat	
3.	
4.	
☐ Additional Names on page _____ of document.	
LEGAL DESCRIPTION (Abbreviated: LE, Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)	
SE 1/4 SE 1/4 S 35 + SW 1/4 SW 1/4 S 36 T 3N R 7E W 11 Skamania Co, WA	
☐ Complete legal on page _____ of document.	
REFERENCE NUMBER(S) Of Documents assigned or released:	
Vol T Pg 106 n/a	
☐ Additional numbers on page _____ of document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	
3-7-36-3-3-100	
☒ Property Tax Parcel ID is not yet assigned.	
☐ Additional parcel #'s on page _____ of document.	
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.	

ROAD MAINTENANCE AGREEMENT FOR DUD RANCH ROAD (PRIVATE)

1. All lots using Dud Ranch Road (private) for access to their property will share equally in the maintenance of the private road. If any lot is further divided, the new lots will pay their equal share. This agreement shall run with the land and shall be binding upon and inure to the benefit of all parties hereto, their successors and assigns, and all persons claiming under them and shall be part of all transfers and conveyances of the property within such platted areas as if set forth in full in such transfers and conveyances.

1. ACKNOWLEDGEMENT OF RESPONSIBILITIES FOR ROAD MAINTENANCE:

The said lot owners are responsible for the maintenance of Dud Ranch Road (private) and the parties agree that Dud Ranch Road will be maintained in good, passable condition under all traffic and weather conditions. The costs for maintenance, repair and/or restoration of the roadway shall be assessed equally among all landowners served by said private road.

3. None of the parties having a right to use the road easements shall have a right to reimbursement for expenses incurred for maintenance and/or repairs of the road in excess of \$100.00 in any calendar year without having obtained the written approval for such expense from the other adult owners of the property bound by this agreement.

4. If the road is substantially damaged by the activities of one landowner (including his employees or agents), that landowner shall be responsible for repairing the damage at his own expense.

5. In the event the parties are unable to agree as to any matter covered by this agreement, including specifically but not limited to the necessity for road repair work or road maintenance work, the dispute shall be settled by a single arbitrator who shall direct any settlement he deems equitable under the circumstances. The arbitrator shall be appointed by the Presiding Judge of the Skamania County Superior Court upon request of any party bound by this agreement. The decision of the arbitrator shall be final and binding and not subject to appeal. The decision may be enforced by any party bound by this agreement in any court of competent jurisdiction in Skamania County, Washington, and the losing party shall pay all costs in connection therewith, including reasonable attorney's fees in an amount to be set by the court.

6. Road maintenance will be performed on any section of the road when a majority of the voting members vote to do such improvements:

A. Each lot owner as stipulated in Item 1 shall be entitled to one (1) vote.

B. Voting rights of members who are delinquent in paying assessments shall be suspended until the delinquent assessments have been paid.

C. Said lot owners may elect by majority vote, a president and a secretary who may collect such assessments as the association has agreed upon and contract for the maintenance work to be done.

James D. Dudley
Signature landowner

10-19-98
Date

865 NW Dudd Ranch
Address

Sevenson, WA 98648
City/State

James D. Dudley
Signature landowner

10-19-98
Date

865 NW Dudd Ranch
Address

Sevenson, WA 98648
City/State