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BOOK 209 PAGE 95

Harvey Erickson  
3651 Skye Road  
Washougal, WA 98671

FILED FOR RECORD  
SKAMIA CO. WASH  
BY *Planning Dept*  
APR 25 12 48 PM '01  
*P. Lasry*  
AUDITOR  
GARY M. OLSON

<i>Document Title(s) or transactions contained herein:</i>	
Road Maintenance Agreement	
<i>GRANTOR(S) (Last name, first name, middle initial)</i>	
Erickson, Harvey	
<input type="checkbox"/> Additional names on page _____ of document.	
<i>GRANTEE(S) (Last name, first name, middle initial)</i>	
Erickson & Sons Short Plat	
<input type="checkbox"/> Additional names on page _____ of document.	
<i>LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)</i>	
Northwest 1/4 of the Northwest 1/4 of Section 32, Township 2 North, Range 5 East Willamette Meridian	
<input type="checkbox"/> Complete legal on page _____ of document.	
<i>REFERENCE NUMBER(S) of Documents assigned or released:</i>	
Erickson & Sons Short Plat, recorded in Volume <u>3</u> , Page <u>384</u>	
<input type="checkbox"/> Additional numbers on page <u>1</u> of document.	
<i>ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER</i>	
02-05-32-2-0-0303	
<input type="checkbox"/> Property Tax Parcel ID is not yet assigned	
<input type="checkbox"/> Additional parcel numbers 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

THIS AGREEMENT made this 22 day of March, 2000, for the purpose of establishing a policy and procedure for maintenance of SKYE PRAIRIE ROAD, private and SHIRLEYS ROAD (private), roads common to the parcels of property described herein and between the owners of record, hereinafter referred to as 'Owners', of the following described parcels of real property located in Skamania County, Washington and described as:

Lots 1, 2 & 3 of ERICKSON & SONS SHORT PLAT, in NW¼ NW¼ Sec. 32, T2N, R5E, W.M., Skamania County, Washington as shown on the map thereof recorded in Book 3 at Page 384 of Short Plats, records of Skamania County.

The landowners agree to provide for the maintenance of all private roads common to the above-described real property as follows:

A. TYPE AND FREQUENCY OF MAINTENANCE.

That all roads designated as private road shall be maintained in as satisfactory and useable condition as is practical. Said maintenance shall consist of, at minimum, the annual filling of all potholes, ruts, gullies, etc. that restrict travel on said road, rocking or graveling and grading of the road as the landowners unanimously desire, and the provision of trenching along the sides of said road to provide for surface water runoff, where necessary and deemed appropriate by all landowners.

B. METHOD OF ASSESSING COSTS.

Costs for the road maintenance described herein shall be assessed equally among all landowners served by said private road, regardless of lot size.

C. METHOD OF COLLECTION.

The landowners shall establish an account at a reputable bank or financial institution designated as \_\_\_\_\_ Account for the deposit and disbursement of all funds for the maintenance of the road. Each landowner shall contribute to this account on such dates as the landowners may from time to time unanimously decide upon, but in any event, no less often than annually. The landowners may designate a Treasurer among them to administer such account, provided, however, that at least two landowners shall be named on the account.



D. DISBURSEMENT OF FUNDS.

Upon agreement of a majority of the landowners to perform maintenance on a private road, funds for road maintenance shall be disbursed within thirty (30) days of billing to any provider of road maintenance service or materials by the landowner designated as Treasurer.

E. NON-PAYMENT OF COSTS - REMEDIES

Any landowner who becomes delinquent in the payment of funds under this agreement for a period of thirty (30) days or more shall contribute a late penalty of \$1.00 per day to the road maintenance account for each day of delinquency. After ten (10) days written notice to the landowner, any or all of the other landowners shall be entitled to seek any remedy available at law including a suit for money owed. The prevailing party in such a lawsuit shall be entitled to a judgment against the non-prevailing party for all attorney's fees and costs expended in such action.

The prevailing party shall also be entitled to attorney's fees or costs incurred as a result of any action undertaken in the collection of money owed, either before or after suit is filed.

F. APPURTENANCE TO THE LAND.

This agreement shall be binding on all heirs, successors or assigns of any landowner and shall be appurtenant to the parcels of land herein described.

G. SEVERABILITY.

If any provision of this agreement is held invalid for any reason, the remainder of this agreement is not affected.

Harvey Erickson Owner  
Owner

State of Washington  
County of San Juan ss

I, Harvey Erickson, personally appeared before me, Harvey Erickson, to be the individual(s) described in and who executed the within and acknowledged to me that he signed the same as HIS free and voluntary act and deed for the purposes therein mentioned. Given under my hand and official seal this 22<sup>nd</sup> day of March, 2001.  
Notary Public in and for the State of Washington, residing at Sevenson.  
My commission expires 9-1-2003



John L. Michael

This sample of a road maintenance agreement is being provided as a courtesy by Trantow Surveying. It may or may not serve as a legal document depending upon your particular situation and the services of an attorney are recommended. Trantow Surveying does not warrant the above sample format to be complete or suitable for your needs.