

BOOK 226 PAGE 689

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ADDITOR
J. MICHAEL GARVISON

ROAD MAINTENANCE AGREEMENT
LaRae McCaslin, PO Box 84, White Salmon, WA 98672

Assessors Tax Parcel No.: 03-10-02-0-0-0204-00

Whereas, LaRae McCaslin is the owner of the following described real estate in Skamania County,
State of Washington

Lots 1, 2, 3 & 4 of McCASLIN SHORT PLAT, in part Gov1 Lots 3 & 4, Sec. 2, T3N, R10E, W.M., Skamania County, Washington as shown on the map thereof recorded in Book 3 at Page 40 of Short Plats on July 19, 2002, AF# 145309 records of Skamania County.

Whereas it is necessary and desirable that a declaration be made as to the maintenance, repairs, and additional construction involving Hummingbird Lane Private Road serving said lots. Costs for the road maintenance described herein shall be assessed equally among all landowners served by said private road, regardless of lot size.

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.

Lalae McCashin Owner
Owner

State of Washington
County of Klickitat ss

On this day personally appeared before me Lalae McCashin
to me known to be the individual(s) described in and who executed the within and acknowledged to me that
she signed the same as her free and voluntary act and deed for the purposes therein mentioned.
Given under my hand and official seal this 12 day of February, 2002.
Notary Public in and for the State of Washington, residing at White Salmon
My commission expires 09.23.04

ANGIE CLARK
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 23, 2004

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.