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BOOK 235 PAGE 736

Return Address:

James A. Gassaway
9353 S.E. Alansa Ste. A
Clackamas, OR 97015

FILED
SKAM
Planning Dept
JAN 21 9 09 AM '03
J. MICHAEL JOHNSON

ROAD MAINTENANCE AGREEMENT

Gassaway Short Plat
As recorded in Book 3 on Page 424-5
Skamania County, WA

Exp. 10-00
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Grantor(s): James A. Gassaway
Orchard Agency

Grantee(s): Gassaway Short Plat and adjacent parcel Orchard Agency / "Upland Road"
(Private road)

Section 29, Township 2, North, Range 5 East

Assessor's Tax Parcel No.: 02-05-29-0-0-0611 (Short Plat - 2 lots)
02-05-29-0-0-0602 (Adjacent parcel)

DECLARATION OF COVENANT FOR PRIVATE MAINTENANCE OF SHORT
PLAT APPROVED PRIVATE ROAD.

The undersigned owners and developers covenant and agree that:

- 1.) We, as owner(s) and developer(s) of the aforescribed property or of any lot which has been or is subsequently created on said property shall be responsible for the maintenance of all private roads within said subdivision for a period of one year from date of recording of the short plat. Thereafter, each lot owner shall participate on an equal basis, as determined below.
- 2.) Maintenance methods, standards, and financing shall be in a manner determined by the owners of a majority of the buildable parcels within such aforescribed property.
- 3.) The private road easements within this subdivision are intended to be exclusive easements for access and utilities. All easements, unless otherwise noted, may not be used to serve adjacent properties except for parcel 02-05-29-0-0-0602. If this adjacent parcel (0602) is divided in the future, all lots within this parcel along with the two short plat lots will share in road maintenance costs on an equal basis.

4.)Skamania County has no responsibility to build, improve, maintain, or otherwise service the private roads contained within or providing service to the above referenced property.

James A. Gassaway
James A. Gassaway

Orchard Agency
Orchard Agency

Starla J. Ryan Executive Trustee
Starla J. Ryan Executive Trustee

STATE OF OREGON
COUNTY OF MULTNOMAH

On this day personally appeared before me James A. Gassaway & Starla J. Ryan, Executive Trustee to me known as the individual(s) described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein stated.

Given under my hand and official seal this 11 day of December, 2002.

Mark C. F. Guz
NOTARY PUBLIC in and for the
State of Oregon, residing at
Multnomah County

