

ROAD MAINTENANCE AGREEMENT

AMOS Short Plat as recorded in Book _____ at Page _____, AF# 2005157026

Grantors: Sean C. Amos, P.O. Box 669, Carson, WA 98610

Assessors Tax Parcel No.: Tax Parcel No. 03-08-17-3-0-1802-00

Whereas, Sean C. Amos, _____ are the owners of the following described real estate in Skamania County, State of Washington
Lots 1 & 2 of the AMOS SHORT PLAT, in SW¼SW¼ Sec. 17, T3N, R8E, W.M., Skamania County, Washington as shown on the map thereof recorded in Book _____ at Page _____ of Short Plats on 4/20/05, AF# 2005157026 records of Skamania County.

Whereas it is necessary and desirable that a declaration be made as to the maintenance, repairs, and additional construction involving ARBOR WAY (Private) 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. 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.

D. 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.

E. 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.

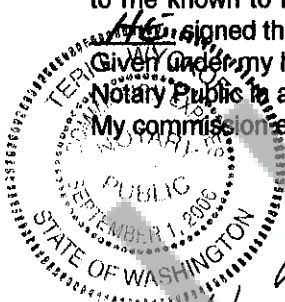
F. SEVERABILITY.

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

Sean C Amos Owner
Owner

State of (WASHINGTON)
County of SEMANIA :ss

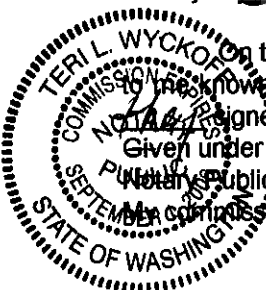
On this day personally appeared before me SEAN C. AMOS
to me known to be the individual(s) described in and who executed the within and acknowledged to me that
he signed the same as HIS free and voluntary act and deed for the purposes therein mentioned.
Given under my hand and official seal this 28 DAY OF FEBRUARY, 2005
Notary Public in and for the State of WASHINGTON, residing at STEVENSON
My commission expires 9-1-06



James B. LaFollette Owner
Anna Sue LaFollette Owner

State of WASHINGTON
County of SEMANIA :ss

On this day personally appeared before me JAMES H & ANNA SUE LA FOLLETTE
to me known to be the individual(s) described in and who executed the within and acknowledged to me that
they signed the same as their free and voluntary act and deed for the purposes therein mentioned.
Given under my hand and official seal this APRIL 8 2005
Notary Public in and for the State of WASHINGTON, residing at STEVENSON
My commission expires 9-1-06



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.