

ROAD MAINTENANCE AGREEMENT

RUSHING WATER ESTATES Short Plat as recorded in Book 2005157512 at Page , AF#

Grantor: Robert Brown, 302 Laurel Lane, Washougal, WA 98671
Assessors Tax Parcel No.: 02-05-32-3-0-1101-00

Whereas, Robert Brown is the owner of the following described real estate in Skamania County, State of Washington

Lots 1, 2, 3 & 4 of the RUSHING WATER ESTATES SHORT PLAT, in SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 32, T2N, R5E, W.M., Skamania County, Washington as shown on the map thereof recorded in Book at Page of Short Plats on June 3, 2005, AF# 2005157512 records of Skamania County.

Whereas it is necessary and desirable that a declaration be made as to the maintenance, repairs, and additional construction involving HEATHER LANE (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.

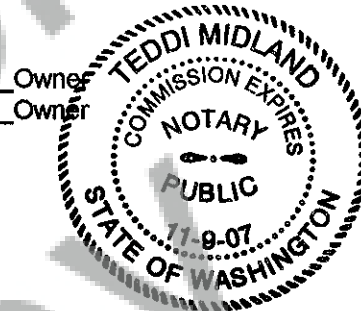
This agreement shall be binding on all heirs, successors or assigns of any landowner and shall be appurtenant to the parcels of land herein described.

F. SEVERABILITY.

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

Robert M. Brown

Owner



State of Washington
County of Stromania :ss

On this day personally appeared before me Robert M. Brown
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 5th day of May 2005
Notary Public in and for the State of Washington residing at Stevenson
My commission expires 11-9-07

Teddi Midland

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.