

Carl & Julie Andersen  
PO Box 891  
Carson, WA 98610

ROAD MAINTENANCE AGREEMENT  
"PLUM DRIVE"

Anthony's Short Plat  
As recorded in Auditor File No. 2008170823  
Assessor's Tax Parcel: 03-08-20-1-4-0590-00

Grantor(s): CARL C. ANDERSEN AND JULIE A. ANDERSEN, HUSBAND AND WIFE

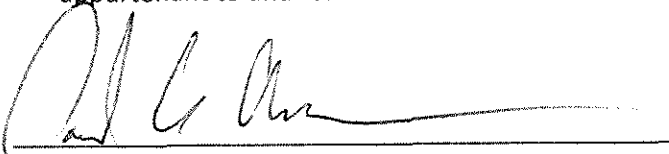
Grantee(s): ANTHONY'S SHORT PLAT AND PLUM DRIVE, CARSON WA.

Maintenance Agreement:

- 1) The owners of each parcel of land bordering Plum Drive (Private Road), including their successors in interest hereinafter "landowners" shall be responsible for the cost of maintaining and repairing the private road.
- 2) No signage or gates shall be permitted which would restrict or interfere with mutual use of said private road.
- 3) All landowners (including, but not limited to his or her guest, employees or agents) shall be entitled to reasonable private usage of the entire private road. If one of the landowners (including, but not limited to his or her guest, employees or agents) inflicts damage to the road i.e., personally, or through having deliveries made (such as a truck making a delivery in wet weather) it is the sole responsibility of that land owner to pay for the cost of repairing the private road.
- 4) The landowners that are bound by this agreement shall meet at that property on the first of April of each year. Each year they shall:
  - a) Decide what maintenance and repair work needs to be done the coming year.
  - b) Decide who shall be in charge of arranging for the work to be done.
  - c) Appoint a treasurer to collect each landowners share and pay the bills.
- 5) In the event the parties are unable to agree as to any matters covered by this agreement including specifically but not limited to the necessity for the private road repair or private road maintenance work, the dispute shall be settled by a single arbitrator who shall direct any settlement he deems equitable under the circumstances.

The arbitrator shall be appointed by the presiding Judge of the Skamania County Superior Court upon request of any party bound by this agreement in any Court of competent jurisdiction in Skamania County Washington and the losing party shall pay all cost in connection therewith including reasonable attorney's fees in an amount set by the Court.

6) This agreement shall be binding upon the heirs, successors or assigns hereof and shall be appurtenant to and run with the land described herein.

 Landowner  
CARL C. ANDERSEN


 Landowner  
JULIE A. ANDERSEN



STATE OF Washington )  
COUNTY OF Skamania ) ss

I certify that I know or have satisfactory evidence that Carl C. + Julie A. Andersen  
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and  
acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-22-08

  
Notary Public in and for the state of Washington  
My appointment expires: 11-9-11