

NORTH CAROLINA	)	
	)	ROAD MAINTENANCE AGREEMENT
STOKES COUNTY	)	

WITNESSETH:

Submitted electronically by "Kasper & Payne, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Stokes County Register of Deeds.

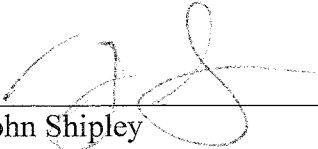
private utility easement shown on the map recorded in Plat Book 25, Page 58, of the STOKES County Registry, under the following terms and conditions:

- A. The parties agree that so long as they shall be record owners of the properties benefitting from or subject to the easement shown on the above referenced Plat, each binds themselves, and their successors in interest, heirs, and assigns, for the responsibility to maintain the said private easement.
- B. There will be Six (6) residential building lots which benefit from the use of the roadway and easement across Lot 4 and each lot shall be responsible for a share of the costs to maintain the said roadway as described below:
 - a. Lot 3: One-sixth of the cost to maintain so much of the easement as is located on Lot 4
 - b. Lot 4: One-sixth of the cost to maintain so much of the easement as is located on Lot 4
 - c. Lot 5: One-sixth of the cost to maintain so much of the easement as is located on Lot 4
 - d. Lot 6: One-sixth of the cost to maintain so much of the easement as is located on Lot 4
 - e. Lot 7: One-sixth of the cost to maintain so much of the easement as is located on Lot 4
 - f. Lot 8: One-sixth of the cost to maintain so much of the easement as is located on Lot 4
- C. Prior to any work commencing upon the easement across Lot 4, the Six (6) Lot Owners shall decide by a 2/3 majority (i.e. each Lot shall have one vote and 4 of the Lot Owners must agree) whether to repair/improve the roadway and which contractor shall be selected to complete the work to repair or improve the roadway.
- D. Any damage to the easement or roadway across the easement which is caused by a single Lot Owner shall be repaired by the damaging Lot Owner placing the roadway or easement into the condition it was immediately preceding the damage.
- E. There will be Two (2) residential building lots (Lots 7 and 8) which benefit from the use of the roadway and easement across Lot 7 and each lot shall be responsible for a share of the costs to maintain the said roadway as described below:
 - a. Lot 7: One-half of the cost to maintain so much of the easement as is located on Lot 7
 - b. Lot 8: One-half of the cost to maintain so much of the easement as is located on Lot 7

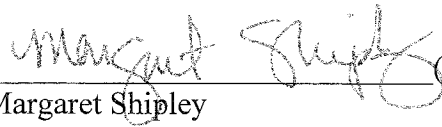
- F. Prior to any work being performed on said road, the owners of the several lots shall agree to undertake the repairs and/or maintenance. The lot owners shall vote with each lot being entitled to one vote. In the event the lot owners cannot agree on the level of maintenance or the costs thereof, they agree to submit said dispute to arbitration pursuant to the rules of the American Arbitration Association.
- G. This Agreement shall run with and be appurtenant to the lands identified as Lots 3, 4, 5, 6, 7, and 8 on the above-referenced and incorporated Plat and shall be binding upon the heirs, successors, and assigns of each of the record owners of the aforementioned properties.
- H. This Agreement shall remain in full force and effect until such time as said road, or any portion thereof, is taken over by the North Carolina State Department of Transportation for maintenance purposes, and any portion of said roadway not so taken over shall remain subject to this Agreement, and for said portion of the road this Agreement shall remain in full force.

[SEPARATE SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the owners have caused this instrument to be signed on the day and year first above written.



John Shipley (SEAL)



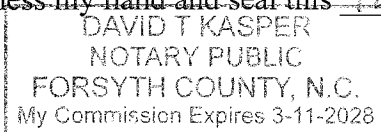
Margaret Shipley (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, David T. Kasper, Notary Public in Forsyth County, North Carolina do hereby certify that John Shipley and Margaret Shipley, personally appeared before me and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 12th day of August, 2026.





Notary Public

My Commission Expires: 3-11-2028