

FILED Jun 22, 2017 02:48 pm	FILED
BOOK 01328	VANCE
PAGE 0663 THRU 0665	COUNTY NC
INSTRUMENT # 02465	CAROLYN R. PECORA
RECORDING \$26.00	REGISTER
EXCISE TAX (None)	OF DEEDS SSB

MAINTENANCE AGREEMENT FOR ROADS, RIGHT OF WAY,
LAKE EASEMENTS AND DOCK.

WHEREAS, the Declarant is the sole owner of certain property in Middleburg Township, Vance County, North Carolina, commonly referred to as Bent Tree Woods on Kerr Subdivision, which is more particularly described on Exhibit "A" attached hereto.

MAINTENANCE OF THE DOCK AND LAKE EASEMENTS: The Declarant and all subsequent Lot Owners agree to bear their pro-rata (i.e. per Lot) costs and the necessary expense to maintain the Dock, the entrance road and right of way and Lake Access Easements in an all weather state of good repair including but not specifically limited to maintenance and/or repair (the "Maintenance") of the Dock at a proper level as Kerr Lake levels rise and fall, the costs of casualty and liability insurance (the "Insurance") covering the Dock and all other reasonable expense associated with the Maintenance of the Dock and the Lake Easements. Until all Lots have been sold, the Declarant shall be responsible for contracting for the Maintenance as set forth in this Paragraph and for any decision regarding the need for Maintenance and the manner and extent of said Maintenance, and shall collect from the Lot Owners their pro-rata costs (i.e. per Lot) of said Maintenance on a quarterly basis (the "Assessment"). Once all the Lots have been sold or at such earlier time as in the Declarant's sole discretion is appropriate, the Declarant shall instruct the Lot Owners to form an association which shall thereafter be charged with the responsibilities of Maintenance of the Dock, entrance road and right of way and the Lake Easements.

IN WITNESS WHEREOF, the Declarant and the owners of all lots in the Bent Tree Woods on Kerr Subdivision covered by these documents have duly executed the foregoing Amended Declaration of Covenants, Conditions, Easements and Restrictions for Kerr Lake Farms effective the day and year hereinabove written.

Bent Tree Woods on Kerr, LLC, a North Carolina limited liability company

By: Ed C. Reeves (SEAL)
Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF VANCE

I, a Notary Public of county and state aforesaid, do hereby certify that EDWARD C. REEVES personally appeared before me and acknowledged that he is the Member/Manager of **Bent Tree Woods On Kerr, LLC**, a North Carolina limited liability company and that he, as Member/Manager, being authorized to do so, executed the foregoing on behalf of the limited liability company.

WITNESS my hand and notarial seal, this 22nd day of June, 2017



Kathy Gailner Denton
NOTARY PUBLIC

My Commission Expires 3/25/2018



THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN
REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE
WITH ANY REGULATIONS APPLICABLE FOR LAND DEVELOPMENT
REGULATION.