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NORTH CAROLINA
GRANVILLE COUNTY

ROAD MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this the 6th day
of MARCH, 1995, by and between F & C Associates, a
North Carolina General Partnership, party of the first part, and
Larry Standley Blevins, Jr. and wife, Dreama Toy Blevins, parties
of the second part;

W I T N E S S E T H;

THAT WHEREAS, the party of the first part is the owner of
certain real property located in Tally Ho Township, Granville
County, North Carolina being more particularly described as Lots
10-18, as shown on map recorded in Plat Book 15, Page 168,
Granville County Registry; and

WHEREAS, the party of the first part has sold a portion of
the above-referred to tract to the party of the second part, to-
wit: Lot 13, containing 11.65 acres on that certain plat
entitled "Crown Oaks Subdivision", Tally Ho Township, Granville
County, North Carolina, by Ernest B. Wood, Jr., R.L.S., Wood &
Morrow Land Surveying of record in Plat Book 15, Page 168,
Granville County Registry, together with that certain 60 foot
private road access easement extending from S. R. 1139, and as
appears on the said plat; and

WHEREAS, the parties hereto desire to assure for themselves,
their heirs and their assigns, that the road identified on the

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See to: Lyle Hicks, atty. 3/8/95

said plat as a "60 foot private access easement only" and designated a private road, shall be maintained in suitable condition for the passage of motor vehicles and that the costs of maintaining the said 60 foot private road access easement shall be properly allocated between and among the parties, their heirs and assigns and any other party who may purchase a lot appearing on the said plat above-referred to as set forth hereinafter, it being the intention of the parties hereto and all subsequent owners of the lots above referred to shall be subject to and bound by the conditions hereinafter set forth and shall run with the land.

IT IS NOW THEREFORE AGREED as follows:

1. Unless and until the North Carolina Department of Transportation accepts responsibility for the maintenance of the said roadway identified as a "60 foot access easement only" on the plat recorded in Plat Book 15, Page 168, Granville County Registry, the parties, for themselves, their heirs and assigns, hereby agree that they shall maintain the surface of said access easement in such condition as to make it adequate for the passage of motor vehicles.

2. At any time that the owner(s) of a majority of the nine (9) lots which are currently owned by the parties as the same appear of record in Plat Book 15, Page 168, Granville County Registry, who, deem that maintenance is required on the said access easement, such maintenance shall be performed and each of

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the parties shall be responsible for a fractional share of the cost of such maintenance in proportion to the number of lots owned divided by nine (9).

3. In the event a judgment is entered against a non-paying owner for the payment of maintenance cost connected with the access easement road, the judgment shall include, upon request of the prevailing party(ies), an award of reasonable attorney's fees to be paid by the non-paying owner(s) to party(ies) who prevailed.

4. In the event an owner fails to pay the proportionately fractional share of maintenance within thirty (30) days of the receipt of notice that the maintenance cost was incurred, any other owner may file suit to recover said fractional cost and any judgment obtained against the non-paying owner shall constitute a lien against the lot(s) owned by the non-paying owner(s).

5. This Agreement shall be binding on the parties, their heirs and assign, and shall run with the land which is the subject of this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and affixed their seals this the day and year first above written.

F & C ASSOCIATES, a North Carolina
General Partnership

By: Kitty Fried (SEAL)
Kitty Fried, A General Partner

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Larry Standley Blevins Jr.
Larry Standley Blevins (SEAL)

Dreama Toy Blevins (SEAL)
Dreama Toy Blevins

NORTH CAROLINA

COUNTY OF Granville

I, DONNA P. Neathery, a Notary Public of the county of VANCE and state aforesaid, do hereby certify that Kitty Fried, a General Partner, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein set forth.

Witness my hand and notarial seal this the 6th day of March, 1995.
Donna P. Neathery
Notary Public
My commission expires: 11-23-96

NORTH CAROLINA

COUNTY OF Granville

I, DONNA P. Neathery, a Notary Public of the county of VANCE and state aforesaid, do hereby certify that Larry Standley, Blevins, Jr. and wife, Dreama Toy Blevins, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein set forth.

Witness my hand and notarial seal this the 6th day of March, 1995.
Donna P. Neathery
Notary Public

My commission expires: 11-23-96

STATE OF NORTH CAROLINA, GRANVILLE COUNTY
The foregoing certificate of Donna P. Neathery, Notary Public, is hereby certified to be correct.
This instrument was presented for registration and filed in this office in Book 665 Page 305 on the 6th day of March, 1995 at 4:30 o'clock PM.
Shirley E. Ford
Register of Deeds
By Kathryn C. Cline
Assistant/Deputy

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