



Doc No 10098715
Recorded 04/04/2025 12:49:51 PM
Fee Amt \$26.00 Page 1 of 2

Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2393 PG 429 - 430 (2)

North Carolina
Franklin County

Cypress Creek Drive

Private Road Maintenance
Agreement

THIS AGREEMENT, made and entered into this 14 day of March, 2025 by Abiel, LLC being the owner of those Parcels of land located on Cypress Creek Drive and being more particularly described on Map 2024 Page 380, Franklin County Registry do hereby agree and covenant with all person, firms, or corporations, now owning and hereafter acquiring any of the area included within the above referenced land, that all are hereby subjected to the following road maintenance agreement, running with said properties by whomsoever owned, to wit:

- (1) Cypress Creek Drive as shown on the map described above shall be a private street which+2 is dedicated for the use of all owners of tracts adjoining Cypress Creek Drive and the general public.
- (2) There is hereby created a Property Owner's Association for the purpose of maintaining the road shown on the map as well as establishing rules establishing speed limits.
- (3) Each owner of a lot abutting one of these streets shall be a member of the Property Owner's Association and shall be entitled to one vote per recorded tract owned at the annual meeting of such association to be held on the second Tuesday of September of each year, commencing in year 2025. At the annual meeting there shall be elected a Board of Directors for the Property Owner's Association consisting of three members and the three members so elected shall be responsible for contracting and providing for the street maintenance and assessing the owners abutting the private street.
- (4) In the event an owner fails to pay his proportionate part of the street maintenance, based on recorded tract owned, the association may enforce such payment through civil action be instituted for such purpose in the General Court of Justice of Franklin County North Carolina.
- (5) The assessment may not exceed \$200 per year per recorded tract unless there is a 2/3 vote of all members.
- (6) That the easement is not constructed to minimum State standards sufficient to allow its inclusion on or to the State highway system for maintenance.
- (7) That this Statement and Declaration is executed and recorded for the express purpose of putting all prospective purchasers of the lots in said property on notice as to the status as an easement, notwithstanding any requirements on the present owner to supply and secure an appropriate acknowledgment of receipt of this Disclosure by any of said lots in the above-described real property

- (8) An affirmative vote of two-thirds (2/3rds) of the lot owners shall be required in order to convert said easement into a public road, all property owners along this easement will sign the plat, dedicating the rights-of-way.

Property Owners

E M

Eugene Mack, Managing Member
Abiel, LLC

STATE OF NORTH CAROLINA
COUNTY OF Wake

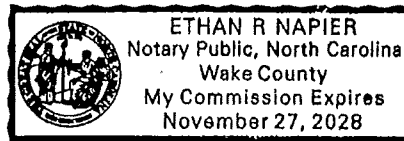
I, Ethan R. Napier, a notary Public for the County of Wake, State of North Carolina, certify that Eugene Mack personally appeared before me this day and acknowledged that he is Member of Abiel, LLC a North Carolina Limited Liability Company and that by authority duly given, and as an act of the partnership, the foregoing instrument was signed in its name by its Partner.

Witness my hand and official stamp or seal, this the 14th day of March, 2025.

Ethan R. Napier

Notary Public

My Commission Expires: 11/27/28



STATE OF NORTH CAROLINA, GRANVILLE COUNTY

The foregoing certificate of _____

_____, a Notary Public
is certified to be correct. This instrument was presented for registration and filed in this office in Book _____,
Page _____. This _____ day of _____, 20_____, at _____ o'clock am/pm.

Register of Deeds By _____
Deputy