

BK 2373 PG 340 - 341 (2) DOC# 10090951
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Fee: \$26.00 Tax: \$0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

NORTH CAROLINA

ROAD MAINTENANCE AGREEMENT

FRANKLIN COUNTY

This Road Maintenance Agreement made this 19th of February, 2024 by Shannon Homes Design Build, LLC who affirms as follows.

1. Shannon Homes Design Build, LLC is the owner of the following eight lots:
 - a. Lots 1 through 7 as shown on plat of Lots 1-8 Capital Land Company recorded in Book of Maps 2021, Page 322, Franklin County Registry.
 - b. Lot 8 on Recombination for Capital Land, LLC recorded in Book of Maps 2023, Page 373, Franklin County Registry.
2. Shannon Homes Design Build, LLC hereby affirms that the owners of Lots 1 through 8 shall be responsible for maintenance of Viola Lane in all types of weather for all types of vehicular and pedestrian traffic. This shall include keeping the paved road in excellent condition at all times, repaving any cracks or potholes, contouring the sides of the road to provide proper drainage and maintaining vegetation along the sides of the road to insure no erosion problems.
3. All expenses in maintaining Viola Lane shall be paid for equally by owners of Lots 1 through 8, each of them paying one eighth of the expenses whenever incurred.
4. Should there be any controversy about whether maintenance is needed, a majority of the lot owners shall prevail in such decision, with all lot owners being responsible for any financial obligations incurred in maintenance of Viola Lane.

submitted electronically by "warren, Shackleford & Thomas, P.L.L.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

5. This Road Maintenance Agreement shall be binding upon all owners of Lots as set out in paragraph 1 above, their heirs, successors and assigns.

IN WITNESS WHEREOF the undersigned have hereunto set their hand and seal the day and year set out above.

Shannon Homes Design Build, LLC

By: ME Dandy (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a notary Public of the County and State aforesaid, certify that ME Dandy personally appeared before me this day and acknowledged that he/she is Manager of Shannon Homes Design Build, LLC, a North Carolina limited liability company and that by authority duly given, the foregoing instrument was signed by him/her in the Company name as the act of the Company.

Witness my hand and official stamp or seal, this the 12 day of February, 2024.

James S. Warren
Notary Public



My Commission Expires: 10-3-2025