

## EASEMENTS

The following portions of the property described as Sunset Ridge Subdivision shall be subject to the following easements or right of way:

1. A strip or parcel of land thirty feet in width, beginning at the outer edge of the road right of way, extending into the lot along the entire road front of each lot, shall be subject to a right of way for the purpose of installing and maintaining utilities.
2. A strip or parcel of land fifteen feet in width extending in length along the entire inside property line of each lot shall be subject to a right of way for the installation and maintenance of utilities, five feet of which shall be reserved for future county water lines.
3. A strip of parcel of land fifteen feet in width extending in length along the entire outside perimeter line of each lot shall be subject to a right of way for the installation and maintenance of utilities, five feet of which shall be reserved for future county water lines. (Note: Lot 3 has two water tap-on sites. The water tap-on site on Lot 3 that lies adjacent to Lot 2 shall be accessed by Lot 2 without interference by the future owner of Lot 3.)

## ROAD ASSOCIATION AND MAINTENANCE PROVISIONS

Unless the road in Sunset Ridge Subdivision is being maintained as a part of the public road system of the State of North Carolina, or continuing until such time as said road may be maintained as a part of the public road system, the following provision shall apply:

1. The owners of each lot adjoining the subdivision roads shall share on an equal pro rata basis, all costs associated with the maintenance and repair of the road within the subdivision until such time, if ever, that said road is accepted by the state for maintenance. Each lot adjoining the subdivision road shall be liable for a one /thirty-one (1/31) share of the cost of any such maintenance or repair. Lots 1, 2, and 34 accessing the state road shall not be part of this requirement; all other lots shall be.
2. The Sunset Ridge Road Association is hereby formed and shall be authorized to determine the needs for road maintenance and repair, and contract for such services on behalf of the landowners. Such determinations by the Association shall be made following proper 75% majority vote of the Association as explained herein.
3. Any damage to the road that is the result of the negligence or willful act of an owner or his family, agent, servant, or employee, shall be the sole responsibility of said lot owner. Said lot owner agrees to perform any such repairs at his own expense with a reasonable time, but not in excess of 30 days after written notice of such damages shall have been sent to him from the President of Sunset Ridge Road Association.