

Prepared by: New Ventures Real Estate, LLC without the benefit of a title examination

Tax Map Numbers: 9-1-0-63-0

### DECLARATION OF ROAD MAINTENANCE

This DECLARATION OF ROAD MAINTENANCE (the "Declaration") is made this 4th day of March, 2020, by NEW VENTURES REAL ESTATE, LLC (the "Declarant"):

#### WITNESSETH:

Declarant owns 2 parcels or lots of land in Goochland County, Virginia, Tax Parcel 9-1-0-63-0 and designated as Lots 1 and 4 (the "Property"), as shown and described on that certain plat entitled "COMMUNITY FOREST SUBDIVISION, TAX MAP PARCEL 9-1-0-63-0, GPIN 5892-60-2480, BYRD DISTRICT, GOOCHLAND COUNTY, VIRGINIA" dated December 31, 2018, a copy of which is recorded in Plat Cabinet F, Side 83 and by this reference made a part hereof (the "Plat").

Declarants are recording this Declaration to establish a road maintenance agreement between the 2 parcels, as described below herein.

1. Ingress/Egress Easement. Declarant has previously established a 50 foot right of way easement across Lot 1 for the benefit of Lots 1 and 4 and for ingress and egress to and from Lots 1 and 4, said easement being described as "50' Access and Utility Easement for Lots 1 and 4" on the Plat, said easement being for the benefit of the Declarant and all future owners of Lots 1 and 4.
2. There will be a private road to be constructed within the 50 right of way easement to be used by the owners of Lot 1 and Lot 4 (the "Private Road").
3. The cost of improving and maintaining the private road from State Route 610 up to where the private road intersects with Lot 4, shall be equally shared by the 2 owners of Lots 1 and 4, with each party being responsible for one-half (1/2) of the total cost thereof.
4. Run With Land; The provisions of this Declaration shall run with the land, and bind and benefit future owners of the Property. By acceptance of a deed to either of the Lots, the party agrees to be bound by the provisions of this Declaration and to strictly comply with the covenants and conditions contained herein.

5. Miscellaneous. This Declaration is executed and delivered in the Commonwealth of Virginia and shall be construed and enforced in accordance with the laws of such state. All of the terms of this Declaration shall be binding upon, inure to the benefit of and be enforceable by the parties hereto, their successors and assigns.

IN WITNESS WHEREOF the Declarant has executed this Agreement.

NEW VENTURES REAL ESTATE, LLC

By: \_\_\_\_\_ (Seal)  
J. Cabell Metts, III, Manager/Member

By: \_\_\_\_\_ (Seal)  
R. Alan Anderson, Manager/Member

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ of \_\_\_\_\_, 2020, by J. Cabell Metts, III and R. Alan Anderson, Managers/Members of New Ventures Real Estate, LLC.

\_\_\_\_\_  
Notary Public

[SEAL]