

southwesterly and easterly directions to the northernmost corner of Lot 2, and depicted on the Survey as "Proposed 50' wide Right-of-Way to Lot 2." Said right-of-way for access shall be for the benefit of Lot 1 and Lot 2 as shown on the Survey, and shall be for all common methods, means and types of transportation and locomotion from time to time. Said underground utility easement shall be for the laying, relaying, constructing, maintaining, repairing and inspecting telephone, electric, cable and similar communication lines and circuits with the appurtenant works, fixtures and equipment.

Grantees, for themselves and their successors in title, covenant and agree to pay their just proportion of the costs of maintenance and repairs to said right-of-way for access; such proportion being based upon the number of lots entitled to use and actually using said right-of-way as a means of access to their respective lots; such proportion also taking into consideration the actual use thereof by each lot owner at the point or area where such maintenance work and repairs are carried out from time to time with consequent expense and need for paying same. Maintenance shall include the cost of routine upkeep, repair, right-of-way improvement and snowplowing. There shall be no obligation on the part of the Grantees to contribute to the expense of snowplowing until such time as construction of a habitable structure has been commenced on the lot. Road maintenance shall be of such quality so as to provide a reasonably passable gravel roadbed of sufficient width to accommodate meeting automobiles.

By way of clarification, the above-described land and premises include the benefit of a 50' wide right of way and easement in common for ingress and egress over and along Crescent Ridge Development Lot 14-53, which easement is shown as "50' wide Right-of-Way to Fodor Lots 1 & 2, in common with others per 267/23" on the Survey. Grantees, for themselves and their successors and assigns, covenant and agree to pay a pro rata share of the shared portions of the private access roadway, and further agree to be responsible, at their own costs and expense, for the maintenance, repair and replacement of the portions of the above-described right of way used solely by Grantees.

Also conveyed hereby is the septic easement in common for the benefit of Lot 2 and the Crescent Ridge Development Lot 14-53 on Lot 1, all as shown on the Survey and described in the referenced deed from Crescent Ridge Development to Grantors; together with the easement in common with Crescent Ridge Development and its successors and assigns for the operation, use, maintenance, repair and replacement of the portion of the common sewage disposal area located on Lot 14-53. Said reserved