

Background for Road Maintenance agreement
Huntington Hill Center Entrance and Dogwood Lane
September 10, 2007

All residents of Huntington Hills Center Entrance and Dogwood Lane are covered by a Road Maintenance Agreement which was agreed to by the residents in 1987. Marsden Tuthill, who at the time resided at 155 Huntington Hills, acted as attorney for the neighborhood and filed this agreement with the County of Monroe. Since then it has become part of all of our deeds. As such, the agreement runs with the land and binds and benefits all future owners who live on Huntington Hills Center Entrance and Dogwood lane. You should also be able to locate a copy of this agreement as part of your abstract and deed.

Since we live on private roads, a road maintenance agreement is necessary to insure there will be no issues from potential buyers and mortgage companies should we decide to sell our homes in the future. It was this thinking that prompted the previous residents to add these covenants to their deeds in 1987.

The agreement calls for a formal process to deal with the maintenance of Center Entrance and Dogwood Lane. Firstly it requires that a three (3) member committee be elected by a two thirds (2/3) majority of the residents. This committee will then be empowered to assess the appropriate maintenance work needed on our roads and to spread the costs of the repairs among the residents. If the cost per household does not exceed \$50.00 adjusted using the Consumer Price Index (CPI-W) using September, 1986 as the base year (it is now \$93.45 in 2007) the committee can contract for the needed work and assess the cost to each resident without a vote. If the costs of repair exceeds the current adjusted figure of \$93.45, a two thirds (2/3) vote is needed to approve the cost of repairs.

Road Maintenance Committee

Dave Sadowski
Geoff Morris
Don Becker