

PRIVATE ROADWAY EASEMENT

1. All roadways shown on the aforesaid plat, being known and designated thereon as Ridge Road, Oak Ridge Road, and Jeep Trail, and having such metes and bounds as are shown thereon, are reserved for the private use, benefit, and enjoyment of, and shall constitute a permanent easement for ingress and egress running in favor of, all lot owners, their heirs, successors, executors, administrators, assigns and mortgagees, and are not dedicated to public use.

2. The easement described herein shall run with the land and shall be for the benefit and use of the owners of all lots shown on the aforesaid plat, their heirs, successors, executors, administrators, assigns and mortgagees.

VI.

RIVER RIDGE PROPERTY OWNERS ASSOCIATION, INC.

1. There shall be an eleemosynary corporation established for the benefit of the lot owners of the subdivision, the name of which shall be River Ridge Property Owners Association, Inc.

2. The owner of each presently constituted lot as shown on the aforesaid plat shall be a member of said corporation and shall be entitled to one vote therein. When title to any lot is vested in two or more persons as tenants in common, the vote shall be exercised as they among themselves shall determine, but in no case shall more than one vote be cast per lot. Upon resubdivision of any of lots 5, 6, 21 or 22 as provided in Paragraph VI of this declaration and consummation of the bona-fide sale of one or both of the two (2) lots created thereby, the owner of each of the two (2) lots thenceforth existing shall thenceforth be entitled to one vote in said corporation in accordance with the foregoing.

3. Membership in said corporation shall be appurtenant to and may not be separated from ownership of the lot which is subject to assessment.

VII.

MAINTENANCE CHARGES

1. Assessments for road maintenance consistent with the By-Laws of River Ridge Property Owners Association, Inc. shall be levied from time to time by River Ridge Property Owners Association, Inc. against each

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