

Pinnacle Mountain Property Owner's Association, Inc (PMPOA)
PO Box 2
Union Mills, NC 28167

June 27, 2020

Elaine Scott
President, Pinnacle Ridge South Property Owners Assoc
708 Pinnacle Parkway
Union Mills, NC 28167

Ref: Pinnacle Parkway Maintenance

Dear Elaine

The PMPOA board of directors has authorized me to present to your organization the following proposal.

PINNACLE PARKWAY

Effective July 1st, 2020 and until June 30th 2021 PMPOA agrees to commit to a mutual road maintenance agreement with PRSPOA of Pinnacle Parkway up to the yellow gate on a 50-50 basis with a \$6,000 cap. PRSPOA will be responsible for ordering and paying for the gravel, grading, ditch cutting and brush cutting on your section of Pinnacle Parkway and we will reimburse you our share.

FRONT ENTRANCE

In addition, we agree, on the same 50-50 basis, to contribute up to a cap of \$600 for maintenance of the front entrance where the PRSPOA will order the maintenance and we will reimburse you our share.

ROBINSON'S ROAD

PMPOA and PRSPOA agree to a mutual road maintenance on the portion of "Robinson's Road" described as: From Nancy Brown's driveway, to the end of the PRSPOA lots, on a 50-50 basis with a \$750 cap, per each association. PMPOA will be responsible for ordering and paying for the gravel, grading, ditch cutting, and brush cutting on this portion of "Robinson's Road", and PRSPOA will reimburse their share.

EXPECTATIONS

PMPOA and PRSPOA will mutually discuss, with either a road commissioner or board member, and agree on all road work of Pinnacle Parkway and "Robinson's Road" prior to the work completed. ALL invoices submitted to either association for maintenance of Pinnacle Parkway and "Robinson's Road" shall include the amount of gravel used and its cost per ton, as well as hours spent grading with cost per hour.

LEGAL DISCLOSURE - PMPOA

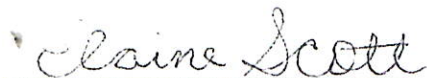
PMPOA states that this offer is made subject to the same conditions and stipulations under which we have always operated, ie., PMPOA has no obligation, legal or otherwise, to contribute to PRSPOA road maintenance due to the underlying constituent legal documents.

LEGAL DISCLOSURE - PRSPOA

PRSPOA states that they have no obligation, legal or otherwise, for funding the maintenance along the approximate 1/2 mile tract of "Robinson's Road" due to Deed book 1080, page 623, which references initial Deed book 523, Page 248 which states that *the owner of this tract will reasonably maintain the road in lieu of (PRS) dues*. The current owner of this specific tract is the Nancy Robinson Brown trust.

Therefore, Nancy R. Brown is responsible for the maintenance of this specific tract of road.

We look forward to a continued relationship regarding road maintenance of Pinnacle Parkway, Robinson's Road and the Front Entrance. Upon your acceptance, please mail a signed agreement to the address above which I will countersign and return a copy to you.



Elaine Scott, President, PRSPOA
2020

Agreed and accepted this 59 day of June 2020



Fred Mansperger, President, PMPOA
2020

Agreed and accepted this 27 day of June