

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

June 16, 2021

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

Ref: Pinnacle Parkway Maintenance (Revised)

Dear Elaine,

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

Effective July 1<sup>st</sup>, 2021 and until June 30<sup>th</sup>, 2023 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 \$8,000 per year cap. Pinnacle Parkway shall be defined as from and including the front entrance up to the yellow gate. This budget is strictly for the road section as described above and shall not be used for any other section unless agreed to by all parties. We also commit to a mutual agreement with PRSPOA on "Westover's Road" from Nancy Brown's driveway to the end of the PRSPOA lots (Apprx. 1/2 mile) on a 50-50 basis with a cap of \$750 per year. This budget is strictly for the road section as described above and shall not be used for any other section unless agreed to by all parties.

PMPOA, under the direction of the road commissioner Frank Stroman, will be responsible for ordering and paying for the gravel, grading, and ditching on these two road sections and we will submit all invoices to PRSPOA for reimbursement of your share.

Note that the Pinnacle Parkway budget above does not cover mowing or bush hogging. We agree to contribute, on a 50-50 basis, up to a cap of \$600 per year for mowing and bush hogging of the front entrance and Pinnacle Parkway where PRSPOA will schedule the cutting and we will reimburse you our share. We also agree to rollover the remaining funds from the 2020-2021 front entrance budget (amount to be determined at close of fiscal year) to put towards next year's mowing/bush hogging. Pinnacle Parkway shall be bushed hogged at least once towards the end of the summer with volunteer support to weed-eat blind spots more often. Additional funds may be shifted from other budgets if this proves insufficient. The amount will have to be agreed upon by both associations if the need arises.

Note that per her deed and agreement with PRSPOA, Nancy Brown is responsible for maintaining the section of road from the yellow gate up to Nancy Brown's driveway (Apprx. 3/10<sup>th</sup> mile), here after referred to as "Robinson's Road". The PMPOA road commissioner, Frank Stroman, will coordinate with Nancy as he has in the past.

Note that the plan for maintenance on Pinnacle Parkway is as follows:

- Repair one switch back per year (One has already been completed, total of two remaining).
- Add crown back to the road and improve drainage and ditching to control water and keep it off the roadway.
- Repair regular wear and tear as able and weather/budget permit.
- Gravel will be added to the road in critical sections and as required for repairs/regular maintenance.

Frank Stroman will work independently with his chosen subcontractors and will provide updates to/coordinate with one representative of each board.

**In keeping with your request, the invoices submitted to PRSPOA for maintenance of Pinnacle Parkway and Westover's Road shall include the amount of gravel used and it's cost per ton as well as hours spent grading with cost per hour.**

We look forward to a continued relationship regarding road maintenance of Pinnacle Parkway, Westover's Road and the front entrance.

Upon your acceptance, please mail a signed agreement to the address above by July 1<sup>st</sup> 2021, or alternate delivery can be arranged. Please feel free to reach out with any questions or comments. Thank you.

Regards,

Chris Roderick  
President  
Pinnacle Mountain Property Owner's Association

Agreed and accepted this 17 day of June, 2021

By Elaine Scott

Title PRESIDENT  
Pinnacle Ridge South Property Owner's Association

By Christopher Roden  
unintelligible signature

Title President  
Pinnacle Mountain Property Owner's Association