

Attachments

SECTION 25-RJIII

10.1 – PRIVATE DRIVEWAY EASEMENTS AND ASSESSMENTS:

There exist on the recorded plat certain private driveway easements. There has been constructed on each such easement a roadway which shall remain private. These roadways are designated on the plat as Welsford Court, Waterford Court, and Woods Edge Court. Each lot which contains a private driveway easement as shown on the recorded plat shall be subject to and benefited by a non-exclusive easement for ingress and egress over the roadway as constructed and the driveway easement shown to the extent reasonably necessary to obtain access to the lot. All parking within the private roadways shall be subject to the rules and regulations as may from time to time be established by Beckett Ridge Association No. 1

Beckett Ridge Association No. 1 shall maintain, repair and replace such private roadways from the back curb, or where no curb exists, from the edge of pavement to the edge of pavement, and the cost thereof shall be assessed to the various owners benefited by the roadway easement on an equal basis. Each owner shall be responsible for maintenance, repair and replacement from the curb to the house. In addition, if there is maintainable lawn area directly across a private drive from any owners lot and the lawn area has frontage on the same private drive, but is actually a part of another lot with frontage and access on a different private drive, then the owner directly across the private drive from the maintainable lawn area is responsible to maintain the lawn area to a distance of not less than thirty (30) feet behind the edge of pavement. There is hereby created as assessment for the common expense of maintenance, repair and replacement of the private roadways. Such expenses, as may from time to time be authorized by the Board of Trustees, shall include, but are not limited to, snow plowing, resealing, repaving and a reserve replacement. The initial assessment shall begin January 1, 1989 and shall be \$120.00 per lot.

11.1 – ENTRYWAY MAINTENANCE AND ASSESSMENTS:

The entryway to the Property shall be maintained by Beckett Ridge Association No 1 in accordance with the maintenance standards established by the Board of Trustees. There is hereby created as assessment for the common expenses of maintenance, repair, and replacement of the entryway and any improvements thereon. Such expenses as may from time to time be authorized by the Board of Trustees, shall include, but are not limited to, mowing, fertilizing and shrub maintenance and replacement; water and electric; and repair and replacement of any structures. The initial assessment shall begin January 1, 1989 and shall be \$100.00 per lot.

SECTION 34-RK

10.1 – ENTRYWAY MAINTENANCE AND ASSESSMENTS:

The entryway to the Property at Woodglen Drive and Beckett Ridge Boulevard, together with the landscaping planted along Woodglen Drive in open space lot 1146-34 shall be maintained by Beckett Ridge Association No 1 in accordance with the maintenance standards established by the Board of Trustees. There is hereby created an assessment for the common expenses of maintenance, repair and replacement of the entryway and any improvements thereon. Such expenses, as may from time to time be authorized by the Board of Trustees, shall include, but are not limited to, mowing, fertilizing and shrub maintenance and replacement; water and electric; and repair and replacement of any structures. The initial assessment shall begin January 1, 1990 and shall be \$100.00 per lot.

12.1 – LOT 1131 RESTRICTION

The following restriction, applicable only to Lot 1131 shall expire on September 1, 1990. Until September 1, 1990, only a one-story ranch style home may be constructed thereon and such home is to adhere to the required front yard setback.

SECTION 28-RJIII

10.1 – PRIVATE DRIVEWAY EASEMENTS AND ASSESSMENTS:

There exists on the recorded plat certain private driveway easements. There has been constructed on each such easement a roadway which shall remain private. This roadway is designated on the plat as Woodcliff Court. Each lot which contains a private driveway easement as shown on the recorded plat shall be subject to and benefited by a non-exclusive easement for ingress and egress over the roadway as constructed and the driveway easement shown to the extent reasonably necessary to obtain access to the lot. All parking within the private roadways shall be subject to the rules and regulations as may from time to time be established by Beckett Ridge Association No. 1.

Beckett Ridge Association No. 1 shall maintain, repair, and replace such private roadways from the back of the curb to the back of the curb, or where no curb exists, from the edge of pavement to the edge of pavement, and the cost thereof shall be assessed to the various owners benefited by the roadway easement on an equal basis. Each owner shall be responsible for maintenance, repair and replacement from the curb to the house. In addition, if there is maintainable lawn area directly across a private drive from any owners lot and the lawn area has frontage on the same private drive, but is actually a part of another lot with frontage and access on a different private drive, then the owner directly across the private drive from the maintainable lawn area is responsible to maintain the lawn area to a distance on not less than thirty (30) feet behind the edge of pavement. There is hereby created an assessment for the common expenses of maintenance, repair and replacement of the private roadways. Such expenses, as may from time to time be authorized by the Board of Trustees shall include, but are not limited to, snow plowing, resealing, repaving and a reserve for replacement. The initial assessment shall begin on January 1, 1989 and shall be \$120.00 per lot.

11.1 – ENTRYWAY MAINTENANCE AND ASSESSMENTS:

The entryway to the Property shall be maintained by Beckett Ridge Association No 1 in accordance with the maintenance standards established by the Board of Trustees. There is

hereby created an assessment for the common expenses of maintenance, repair and replacement of the entryway and any improvements thereon. Such expenses, as may from time to time be authorized by the Board of Trustees, shall include, but are not limited to, mowing, fertilizing and shrub maintenance and replacement; water and electric; and repair and replacement of any structures. The initial assessment shall begin January 1, 1989 and shall be \$100.00 per lot.