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Agreement Fee: \$10.00

ROAD MAINTENAI

KNOWLES ISLAND PLANTATION

Declaration made this 15 day of July, 2014, by Knowles Island Plantation Homeowners Association (KIPHOA) a South Carolina non-profit corporation duly organized under the laws of the State of South Carolina and having a place of business in Ridgeland in the County of Jasper and State of South Carolina (hereinafter referred to as Declarant) and any and all persons, firms or corporations hereinafter acquiring any of the within described property or any of the property hereinafter made subject to this Road Maintenance Agreement.

WHEREAS, Declarant manages certain property known as Knowles Island Plantation, County of Jasper, State of South Carolina and being more specifically shown and delineated or plat recorded in Plat Book 21 at Page 253 & Plat Volume 0033, Page 223 Office of the Clerk of Court for Jasper County, and

WHEREAS, Declarant has agreed to set forth the within stated agreement for the purpose of maintaining certain roads and improvements of Knowles Island Plantation, and for the mutual protection and benefit of the present and future owners thereof;

NOW, THEREFORE, Declarant declares that all of the property described on the within referenced plat shall be held, sold and conveyed subject to this Road Maintenance Agreement, which is for the purpose of maintaining certain roadways and improvements of Knowles Island Plantation and shall be binding on all parties now or hereafter owning said real property and their respective heirs, successors and assigns.

This agreement shall be incorporated into and made a part of the Purchase and Sale Agreements.

1. Lot Owners of lots 1 through 95 (excluding lot 52 Community Dock and lot 76 (retention pond) shall contribute \$200 per year for maintenance and upkeep of all private roads, signs and entranceways of Knowles Island Plantation.
2. All maintenance and upkeep will be done on the basis of competitive bids and only as required and on demand of one or more property owners serviced by said private road.
3. Said maintenance and upkeep of the roads and entranceway will be limited to that required by ordinary wear and tear to the road condition unless otherwise agreed to by 55% of all lot owners in Good Standing status as defined in Article I, Sec 6. Declaration of Covenants, Conditions and Restrictions of Knowles Island Plantation. In the event that extraordinary measures such as enlarging or paving the road surface is requested, approval of 55% of all lot owners in Good Standing status is necessary if the projected cost of any one project mentioned herein will exceed \$2,500.00 no work will be undertaken until consent of 55% of the lot owners in Good Standing status is obtained.

4. Lot owners will be responsible for the upkeep and maintenance of the private roads including, but not limited to, payment of real estate taxes assessed by the Town of Ridgeland, improvements and maintenance of the entranceway as needed and enforcement of the conditions and restrictions contained in the Declaration of Covenants, Conditions and Restrictions of Knowles Island Plantation.
5. The private roads are specifically shown and delineated on plat recorded in Plat Book 21 at Page 253 & Plat Volume 0033, Page 223 Office of the Clerk of Court for Jasper County.
6. Lot Owners shall attend an annual or special meeting of property owners to vote on any one project that exceeds the \$2,500.00 threshold set forth in numbered paragraph 3 above. Written notice of said meeting will be sent to each lot owner as delineated in the By Laws of Knowles Island Plantation, Article 5.
7. Money shall be collected as part of the annual Association Dues in the amount described in paragraph one (1) of this document and in the By-Laws of Knowles Island Plantation Home Owners Association and Declaration of Covenants, Conditions and Restrictions of Knowles Island Plantation.
8. Consent of 55% of all lot owners in Good Standing status is required in the event the Board of Directors of KIPHOA decides that a stated amount herein is to be increased or decreased.

This Road Maintenance Agreement supersedes, replaces and renders null and void all previous versions of same and shall be binding on all parties and person(s) (and their respective heirs, representatives, successors and assigns) claiming title to any part of the Property herein described from the date recorded unless modified by agreement of fifty five (55%) percent of the owners in good standing.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 15 day of July, 2014

KNOWLES ISLAND PLANTATION
BY: Randy O. Cahn
ITS: KIPHOA President

WITNESS CR Leedom 7/15/14 CHARLES R. LEEDOR

WITNESSES Pamela Anderson
Kathy Green

State of South Carolina)
County of Jasper)

PERSONALLY APPEARED BEFORE ME, Pam Godwin who, in
oath says that he saw the within named Knowles Island Plantation by Randy O. Carter, its
President execute the within document. and as its act and deed deliver the same, and that he with
Patsy Grege witnessed the execution thereof.

SWORN TO BEFORE ME this
day of 15, July, 2014 .

Notary Public for S.C. Patsy M. Grege
My Commission Expires: 4-25-2021