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AFTER RECORDING RETURN COPY  
TO: Armasabille Navalon Ermita  
489 S Knott St.  
Canby, OR 97013

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DECLARATION OF MAINTENANCE AGREEMENT FOR A NON-EXCLUSIVE  
PRIVATE SHARED ACCESS & UTILITY EASEMENTS**

Armasabille Navalon Ermita is the owner of the following Parcels 1, 2, 3, 4 & 5 of Avery Estates, in the City of Oregon City, Clackamas County, Oregon and Owner hereby declares as follows:

1. PURPOSE OF AGREEMENT.

The purpose of this Agreement is to provide for the construction and perpetual maintenance of the private access easement for Parcels 3, 4, & 5 and utility easements for Parcels 1, 2, 3, 4 & 5 with improvements within the easement area by the owners.

2. LEGAL DESCRIPTION.

The properties subject to this agreement are as follows: Parcels 1, 2, 3, 4 & 5 of Avery Estates. The private access & utility easements are illustrated on the Avery Estates plat map.

3. DURATION AND NATURE OF AGREEMENT.

This Agreement shall continue in perpetuity. This Agreement is intended to and does attach and run with the land affected herein. This Agreement is binding on the undersigned landowner(s), and all persons claiming under Owner. It is the intent of the "Owner" to create a continuing obligation and right on the part of it and subsequent owners of the subject land.

4. CONSTRUCTION OF IMPROVEMENTS.

"Owner" shall construct the improvements within the Easement Area to all applicable emergency vehicle standards and at Owner's expense. Improvements within the easement area include:

- Asphalt driveway
- Utilities

5. MAINTENANCE.

The owners of the parcels shall be solely responsible for the maintenance of the easement areas and improvements.

IN WITNESS WHEREOF, the parties hereto have executed this Maintenance Agreement on  
SEPTEMBER 3, 2019.

Armasabille Navalon Ermita

By: Armasabille Navalon Ermita

STATE OF OREGON )

) ss.

County of Multnomah )

The above instrument was subscribed and sworn to before me this 3 day of

SEPTEMBER, 2019 by Armasabille Navalon Ermita.

James Daniel Fugate  
Notary Public - State of Oregon

My commission expires: APRIL 20, 2021

