

MAINTENANCE DECLARATION

This Declaration is entered into this 11 day of May, 99 at Lebanon, Ohio by Countrytyme Lebanon LTD., ("Countrytyme") an Ohio Limited Liability Company who is the developer of 25 tracts in Franklin Township, Clermont County, Ohio, known as Hilltop Farm, Plat of which is recorded at Clermont County Engineer's Record Land Survey Volume TL52, Plat No. 90-92; and on a deed recorded in OR Volume 1197, Page 573, in the Clermont County Recorder's Office.

WHERE AS, Countrytyme wishes to sell each of the tracts in Hilltop Farm and wishes to delineate the rights, duties and obligations of both Countrytyme and each of the prospective tract purchasers to maintain, repair, keep up, and/or rebuild a 50 foot wide ingress/egress and utility easement described in "Exhibit A" attached hereto and made a part hereof, hereinafter referred to as "Easement", it is therefore agreed as follows:

- (1) That the Easement mentioned above is a private roadway owned by and/or located on land which adjoins property owned by Countrytyme Lebanon LTD., as outlined on the attached Plat marked "Exhibit B".
- (2) That there are twenty-two tracts subject to this Maintenance Declaration, being tracts 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23. Countrytyme Lebanon LTD., is the owner of each of these tracts. The status of Owner or Vendee shall be determined under the definition for "deeded out" and "entered into a land installment contract" as follows: for the purpose of this agreement, the term "deeded out" and "entered into a land installment contract" refer to the date of filing for record with the Clermont County Recorder of a deed or the date of execution of a land installment contract.
- (3) Countrytyme Lebanon LTD.'s duties with regard to the Easement shall be as follows: Countrytyme Lebanon LTD., shall be responsible for all reasonable and general upkeep and maintenance of the private roadway for the earlier of 12 months from the date of filing for record of this Maintenance Declaration with the Clermont County Recorder's Office or until 17 of the aforementioned lots described in paragraph (2) have been either "deeded out" or

9900020105
Filed for Record in
CLERMONT COUNTY, OH
CAROLYN GREEN
On 05-11-1999 At 01:07 pm.
DECLAR 38.00
Book OR Vol. 1199 Pg. 1312 - 1319