

STATE OF NORTH CAROLINA
COUNTY OF NASH

SUBDIVISION STREETS DISCLOSURE STATEMENT
AND
MAINTENANCE DECLARATION

IN RE: PROPERTY OF
PLAT BOOK _____ PAGE _____, NASH COUNTY REGISTRY

WHEREAS, _____ desires to sell real property located in Nash County, North Carolina, said real estate being more particularly described as:

All lots in the “ _____ Subdivision”, as per plat therefore recorded in Plat Book _____, page _____, Office of Register of Deeds of Nash County, North Carolina.

WHEREAS, an easement had been established on said real property;

NOW, THEREFORE, the hereinabove described owner, does hereby publish this Statement as respects the Subdivision Streets of the “ _____ Subdivision”, as per plat thereof recorded in Plat Book _____, Page _____, Office of the Register of Deeds of Nash County, North Carolina.

1. That the hereinabove referenced real property and duly recorded plat thereof is accessed by an easement known as “ _____”, serving lots _____.

2. That said easement is governed by the provisions of N.C.G.S. Sec . 136-162.6(f).

3. That neither the State of North Carolina nor the County of Nash are under any obligation or requirements whatsoever in respect to maintenance of said easement.

4. That as a condition of the acceptance of the deeds of conveyance, the owners of lots _____ for themselves, their heirs and assigns and the owners of any portion of said lots hereafter conveyed shall be responsible for the maintenance of and all improvements to _____ easement.

5. That the cost of maintenance and any improvements to _____ easement shall be equally shared by the lot owners abutting or using said easement.

6. That the lot owners shall meet at any time upon the request for the lots herein referred to. Not less than ten (10) days nor more than thirty (30) days notice of said meeting shall be given to all lots owners affected; provided, however the lot owners may waive notice of meeting. An affirmative vote of two-thirds (2/3rds) of the lot owners shall

be required in order to assess the lot owners herein referred to for the cost of maintenance, repairs or improvements to _____ easement.

7. That any assessment for maintenance repairs or improvements of said easement approved by a vote of two-thirds (2/3rds) of the lot owners affected may be filed as a lien in the manner of a lis pendens in the office of the clerk of Superior Court of Nash County against the property of any owner or owners not paying the assessment within thirty (30) days after vote of the lot owners. Any assessment may further be collected by suit instituted by any one or more lot owners who have paid the amount assessed against them.

8. That the easement is not constructed to minimum State standards sufficient to allow its inclusion on or to the State highway system for maintenance.

9. That this Statement and Declaration is executed and recorded for the express purpose of putting all prospective purchasers of the lots in said property on notice as to the status as an easement, notwithstanding any requirements on the present owner to supply and secure an appropriate acknowledgement of receipt of this Disclosure by any of said lots in the above-described real property.

10. At such time this easement is required to be converted into a private or public road, all property owners along this easement will sign the plat, dedicating the rights-of-way.

This the _____ day of _____, 20__
_____(SEAL)
Owner / Developer

STATE OF NORTH CAROLINA
COUNTY OF NASH

I the undersigned Notary Public, do hereby certify that _____, personally appeared before me this day and acknowledged the due execution of the foregoing Disclosure Statement.

WITNESS my hand and notarial seal-stamp, this the ____ day of _____, 20____
My Commission Expires:

Notary Public