Parcel Numbers: 090599, 090600, 090601, 090602, 014695, 090603, 090604, 090605, 090606, 014696

Tax Map Numbers: 502-16 1, 502-16 2, 502-16 3, 502-16 4, 502-A-31, 502-16 5, 502-16 6, 502-16 7, 502-16 8, 502-7 15

Prepared by/Return To:
Arthur V. Shaheen
Shaheen & Shaheen, P. C.
1997 S. Main Street, Suite 702
Blacksburg, Va. 24060
Phone: 540-552-3390

THIS ROAD MAINTENANCE AGREEMENT, made and entered into this 1st Day of July, 2009, by and between Knob Hill Development Corporation, Grantor and Grantee, John Mark Stevenson and Myong Suk Lee, Husband and Wife, Grantor and Grantee.

WITNESSETH:

WHEREAS, Knob Hill Development Corporation is the owner of the following described tracts or parcels of land lying and being situate in the Shawsville Magisterial District, Town of Christiansburg, Montgomery County, Virginia, to-wit:

Tax Map Number 502-16 1 Parcel ID Number 090599 (Lot 1) As shown on plat of survey entitled "Boundary Line Adjustment Between Lot-4 Skycrest Section Two and Remaining Property Knob Hill Development Corp.," prepared by James Conrad Grosclose II, L.S., of Mathews and Henegar, Designated Job No: F524507, Dated December 1, 2008, last revised December 9, 2008, which plat is recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia as Instrument Number 2009001164.

Tax Map Number 502-16 2 Parcel ID Number 090600 (lot 2) As shown on plat of survey entitled "Boundary Line Adjustment Between Lot-4 Skycrest Section Two and Remaining Property Knob Hill Development Corp.," prepared by James Conrad Grosclose II, L.S., of Mathews and Henegar, Designated Job No: F524507, Dated December 1, 2008, last revised December 9, 2008, which plat is recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia as Instrument Number 2009001164.

Tax Map Number 502-16 3 Parcel ID Number 090601 (lot 3) As shown on plat of survey entitled "Boundary Line Adjustment Between Lot-4 Skycrest Section Two and Remaining Property Knob Hill Development Corp.," prepared by James Conrad Grosclose II, L.S., of Mathews and Henegar, Designated Job No: F524507, Dated December 1, 2008, last revised December 9, 2008, which plat is recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia as Instrument Number 2009001164.

Tax Map Number 502-16 4 Parcel ID Number 090602 (lot 4) As shown on plat of survey entitled "Boundary Line Adjustment Between Lot-4 Skycrest Section Two and Remaining Property Knob Hill Development Corp.," prepared by James Conrad Grosclose II, L.S., of Mathews and Henegar, Designated Job No: F524507, Dated December 1, 2008, last revised December 9, 2008, which plat is recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia as Instrument Number 2009001164.

Tax Map Number 502-A 31 Parcel ID Number 014695 (Remainder of Lot 4) As shown on plat of survey entitled "Boundary Line Adjustment Between Lot-4 Skycrest Section Two and Remaining Property Knob Hill Development Corp.," prepared by James Conrad Grosclose II, L.S., of Mathews and Henegar, Designated Job No: F524507, Dated December 1, 2008, last revised December 9, 2008, which plat is recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia as Instrument Number 2009001164.

Tax Map Number 502-16 5 Parcel ID Number 090603 (lot 5) As shown on plat of survey entitled "Boundary Line Adjustment Between Lot-4 Skycrest Section Two and Remaining Property Knob Hill Development Corp.," prepared by James Conrad Grosclose II, L.S., of Mathews and Henegar, Designated Job No: F524507, Dated December 1, 2008, last revised December 9, 2008, which plat is recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia as Instrument Number 2009001164.

Tax Map Number 502-16 6 Parcel ID Number 090604 (lot 6) As shown on plat of survey entitled "Boundary Line Adjustment Between Lot-4 Skycrest Section Two and Remaining Property Knob Hill Development Corp.," prepared by James Conrad Grosclose II, L.S., of Mathews and Henegar, Designated Job No: F524507, Dated December 1, 2008, last revised December 9, 2008, which plat is recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia as Instrument Number 2009001164.

Tax Map Number 502-16 7 Parcel ID Number 090605 (lot 7) As shown on plat of survey entitled "Boundary Line Adjustment Between Lot-4 Skycrest Section Two and Remaining Property Knob Hill Development Corp.," prepared by James Conrad Grosclose II, L.S., of Mathews and Henegar, Designated Job No: F524507, Dated December 1, 2008, last revised December 9, 2008, which plat is recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia as Instrument Number 2009001164.

Tax Map Number 502-16 8 Parcel ID Number 090606 (lot 8) As shown on plat of survey entitled "Boundary Line Adjustment Between Lot-4 Skycrest Section Two and Remaining Property Knob Hill Development Corp.," prepared by James Conrad Grosclose II, L.S., of Mathews and Henegar, Designated Job No: F524507, Dated December 1, 2008, last revised December 9, 2008, which plat is recorded in the Clerk's

Office of the Circuit Court of Montgomery County, Virginia as Instrument Number 2009001164.

WHEREAS, John Mark Stevenson and Myong Suk Lee, husband and wife, are the owners of the following described tract or parcel of land lying and being situate in the Shawsville Magisterial District, Town of Christiansburg, Montgomery County, Virginia, to-wit:

Tax Map Number 502-7 15 Parcel ID Number 014696 (Part of Lot 15) As shown on plat of survey entitled "Boundary Line Adjustment Between Lot-4 Skycrest Section Two and Remaining Property Knob Hill Development Corp.," prepared by James Conrad Grosclose II, L.S., of Mathews and Henegar, Designated Job No: F524507, Dated December 1, 2008, last revised December 9, 2008, which plat is recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia as Instrument Number 2009001164.

WHEREAS, each of the above described tracts or parcels of land have appurtenant to them a perpetual 50' right-of-way for the purpose of ingress to and egress from Route 11 and 460, Roanoke Street, along a private road which currently serves or will in the future serve each of the above described tracts of land as more particularly shown by plat of survey entitled "Boundary Line Adjustment Between Lot-4 Skycrest Section Two and Remaining Property Knob Hill Development Corp.," prepared by James Conrad Grosclose II, L.S., of Mathews and Henegar, Designated Job No: F524507, Dated December 1, 2008, last revised December 9, 2008, which plat is recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia as Instrument Number 2009001164.

WHEREAS, the parties desire to bind themselves, their successors, assigns, heirs and Grantees, for certain liabilities in connection with the repair and maintenance of the aforesaid private road.

NOW, THEREFORE, in consideration of the premises and the mutual covenants contained herein, the parties hereby agree as follows:

1. All of the parties, together with their successors and assigns, agree that they shall equally (1/10 per lot owner) share the cost of generally maintaining and keeping up the private road in its existing condition, to include repair and maintenance, and snow removal.

2. Should any party wish to upgrade the existing condition of the road, that party shall do so at his or her own expense, and at his or her own legal risk, unless first obtaining the appropriate written agreement of the other parties.

3. So long as Knob Hill Development Corporation shall own more than one lot in the subdivision, it shall have the primary obligation to coordinate the necessary repairs, maintenance, and snow removal. In the event that Knob Hill Development Corporation

is not available for same, John Mark Stevenson and Myong Suk Lee shall have the right, but not the duty, to coordinate same. Ultimately, it is the duty of all lot owners to confer, when necessary, to carry out the obligations of this agreement.

4. If a party fails to pay any invoice related to road maintenance under this agreement within sixty (60) days after having been given notice of it being due, the remaining parties shall have the right to bring an action against him or her for the invoice amount due plus pre- and post-judgment interest at the annual rate of 10%, $100.00 in court and processing costs, and twenty-five percent attorney's fees.

5. This Agreement is binding on the Heirs, Assigns, and Successors in interest to the Parties, and shall "run with the land."

WITNESS the following signatures and seals:

_____ (SEAL)
Knob Hill Development Corporation

By: _____ Thomas Poff

Its: _____

STATE OF VIRGINIA,
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this 15 day of July, 2009, by N. Thomas Poff, on behalf of Knob Hill Development Corporation.

_____
Notary Public

Exp._____
ID: _____

ARTHUR V. SHAHEEN
NOTARY PUBLIC
REG. #354107
MY COMMISSION EXPIRES 7/31/2012
COMMONWEALTH OF VIRGINIA

John Mark Stevenson _____ (SEAL)
John Mark Stevenson

Myong Suk Lee _____ (SEAL)
Myong Suk Lee

STATE OF VIRGINIA,
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this 1ST day of July, 2009, by John Mark Stevenson and Myong Suk Lee.

_____
Notary Public

Exp._____
ID: _____

ARTHUR V. SHAHEEN
NOTARY PUBLIC
REG. #354107
MY COMMISSION EXPIRES 7/31/2012
COMMONWEALTH OF VIRGINIA

INSTRUMENT #09010113
RECORDED IN THE CLERK'S OFFICE OF
MONTGOMERY COUNTY ON
SEPTEMBER 30, 2009 AT 10:46AM

ERICA W. WILLIAMS, CLERK
RECORDED BY: WMH