

2. Grantor agrees to be solely responsible for all other items, including, but not limited to:
 - (a) Curb-and-Gutter - All installation, maintenance, repair and replacement of curb-and-gutters and aprons and curb cuts shall be the responsibility of the Grantor.
 - (b) Shoulders and Ditches - All installation, maintenance, and repair of shoulders and ditches shall be the responsibility of the Grantor.
 - (c) Sidewalks - All installation, maintenance, repair and replacement of sidewalks shall be the responsibility of the Grantor.
 - (d) Storm Water Infrastructure - All installation, repair, cleaning, and other maintenance of detention ponds, catch basins, curb inlets, yard inlets, and all other open and closed storm water systems shall be the responsibility of the Grantor.
 - (e) Asphalt Patching of Utility Cuts - All asphalt repairs to a drive and/or street as a result of utility cuts (electrical, phone, cable, etc.) shall be the responsibility of the Grantor.
 - (f) Landscaping & Mowing Maintenance - All landscaping and mowing maintenance shall be the responsibility of the Grantor. The Grantor shall also maintain clear sight distance at all drive and/or street intersections within its property.
 - (g) Street and Traffic Signs - All installation, maintenance and repair to street and traffic signs shall be the responsibility of the Grantor.
 - (h) Streetlights - All installation, maintenance and repairs of streetlights shall be the responsibility of the Grantor.
 - (i) Snow and Ice Removal - All snow and ice removal activities performed in and on the existing drives and/or streets shall be the responsibility of the Grantor.
 - (j) Water & Sewer Facilities - Any and all installation, maintenance, repair, or replacement of any and all water and sewer facilities shall be the responsibility of the Grantor.

3. In the event Grantor fails to timely make any repairs which affect the ability to ingress, egress and regress over the herein granted surface easement, the City shall have the right to perform said repairs with its own forces and to be reimbursed by Grantor for the cost of all such repairs.

4. To the maximum extent allowed by law, Grantor shall defend, indemnify, and hold harmless Grantee from and against all claims, judgments, costs, damages, losses, demands, liabilities, duties, obligations, fines, penalties, royalties, settlements and expenses that arise in any manner from, in connection with, or out of this contract as a result of acts or omissions of the Grantee or its subcontractors or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable. In performing its duties under this section, the Grantor shall at its sole expense defend the Grantee with legal counsel reasonably acceptable to the Grantee.

TO have and to hold said rights and easements to the City of Greensboro and its successors in title forever; it being agreed that the rights and easements hereby granted are appurtenant to and run with the lands.

THE designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

AND the Grantor further covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that Grantor will defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused this Deed of Easement and Maintenance Agreement to be signed in its corporate name by its _____ President, attested by its _____ Secretary and sealed with its common corporate seal, on the day and year first above written.

OAK RIDGE MEADOWS TOWNHOUSES HOMEOWNERS ASSOCIATION INC,

By: Brent C. Sievers
Secretary

By: [Signature] (SEAL)
President



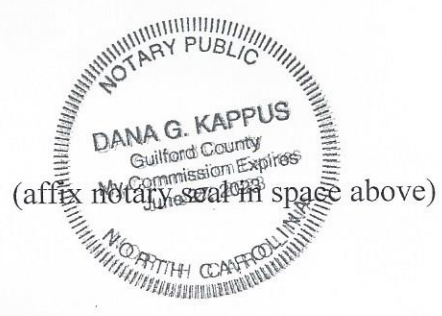
NORTH CAROLINA
Guilford COUNTY

I certify that Brent Sievers, personally came before me this day and acknowledged that he (she) is _____ Secretary of Oak Ridge Meadows Townhouses Homeowners Assoc Inc and that, by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal, and attested by himself (herself) as its _____ secretary. Witness my hand and notarial seal/ stamp, this 6 day of April, 2020

Dana S Kappus
(Notary's signature as name appears on seal)

Dana S Kappus
(Notary's printed name as name appears on seal)

My commission expires: 6-27-2023, 20



IN WITNESS WHEREOF, the Grantee has caused this Deed of Easement and Maintenance Agreement to be signed in its name by its Mayor, to be attested by its City Clerk, and its corporate seal to be hereunto affixed, all on the day and year first above written.

CITY OF GREENSBORO

BY Nancy Vaughan (SEAL)
MAYOR

ATTEST:

Victoria L. Howell
Asst. CITY CLERK

APPROVED AS TO FORM AND LEGALITY.

[Signature]
CITY ATTORNEY (Deputy)

NORTH CAROLINA
GUILFORD COUNTY

I, Tebony C. Rosa, a Notary Public of said County and State, hereby certify that Victoria L. Howell personally came before me this day and acknowledged that she is Assistant City Clerk of the City of Greensboro, a municipal corporation and, that by authority duly given and as the act of the municipal corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal, and attested by herself as its ^{Asst.} City Clerk.

Witness my hand and official seal this the 1 day of June, 2020

My commission expires: July 9, 2022

Tebony C. Rosa (Seal)
Notary Public



Exhibit A

List of Streets to be Maintained – Oak Ridge Meadows

- 1. Oak Ridge Meadows Drive, from Old Oak Ridge Road to its end at Old Oak Ridge Road(0.436 miles)**

Oak Ridge Meadows Drive, measuring varying from 20 to 22 feet from edge of pavement to edge of pavement from its beginning at Old Oak Ridge Road and being a private road located within a Common Area as shown on maps titled: "Oak Ridge Meadows, Section 5" as Recorded in Plat Book 94, Page 108 in the Office of the Register of Deeds of Guilford County, N.C., and "Section Four, Phase 2 – Oak Ridge Meadows" as recorded in Plat Book 108, Page 31. "Section Four, Phase 1 Oak Ridge Meadows" as recorded in Plat Book 92, Page 115. "Section 2, Phase 2 – Oak Ridge Meadows" as recorded in Plat Book 85, Page 123. "Section 2, Phase 1 – Oak Ridge Meadows" as recorded in Plat Book 81, Page 149. "Section 1, Phase 3 – Oak Ridge Meadows" as recorded in Plat Book 78, Page 13. And "Section 1, Phase 21 – Oak Ridge Meadows" as recorded in Plat Book 75 Page 12 all in said Guilford County Registry.

Total Centerline Length.....(0.436 miles)

Exhibit B

List of Streets to be Maintained – Oak Ridge Meadows

