

**STATEMENT OF POLICY BY BOARD OF DIRECTORS  
OF  
CHERRYRIDGE ESTATES PROPERTY OWNERS ASSOCIATION  
RELATING TO  
MAINTENANCE OF UNIMPROVED ROADS**

The Board of Directors has been confronted with the issue of what is the Association's obligations with respect to the two or three unimproved roads which are included as a part of Association road easements. Those roads that have been identified as unimproved include a portion of the Kono easement spur and the north spur of the lower road. These roads have not been graded, often times do not have any drainage improvements installed and have not had any surface rock placed on them. They were used as logging and skid roads prior to the creation of the Cherryridge Estates land division.

Under Article III, Paragraph 3.3 A, the Association is responsible to maintain the Association's road easements to the Snohomish County standard for private roads. The responsibility under all of Article III is for maintenance and not for the initial improvements of a road to the Snohomish County private road standard.

Those owners who purchased lots serviced by the unimproved roads knew the condition of the roads at the time of their purchase.

The Board has determined that it is not the Association's responsibility to improve these unimproved roads to the Snohomish County standard for private roads. The Board further concludes that it is the responsibility of the owners of the lots that are serviced by such unimproved roads to improve those roads to the Snohomish County standards for private roads before the Association's maintenance obligations at that level shall come into play.

The Board has further determined that the use of the maintenance funds established pursuant to Article III, Paragraph 3.4.1 of the Declaration of Covenants, Conditions and Restrictions would prohibit it from utilizing those funds for the purpose of bringing the unimproved roads up to the applicable standards.

The Board's policy shall be that until such unimproved roads are brought up to the Snohomish County standard for private roads by the owners using said roads for access to their properties, that the Association's maintenance responsibility will be to maintain the road in its present state which includes, spraying, brush cutting and removal of other debris so that the roads are open for ingress and egress in their present state.

DATE:

1-11-03

**CHERRYRIDGE ESTATES  
PROPERTY OWNERS ASSN.**

**BOARD OF DIRECTORS**

Michael H. Lamy

[Signature]

John D. Wallace

Christine M. Ferris