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**ROAD MAINTENANCE AGREEMENT**

**STATE OF TEXAS**

**COUNTY OF HAYS**

WHEREAS, BERNARD FULTON and HELEN FULTON are the owners of the following described real property, to-wit:

Tracts A1 and A2 of White Wings, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 7, Page 295, Hays County Plat Records.

WHEREAS, there exists through the above described property a seventy (70') foot wide road easement referred to as River Mountain Road on the plat recorded in Volume 7, Page 295, Hays County Property Records and was granted to Mayo-Halbert, Ltd. by easement dated December 29, 1994, recorded in Volume 1126, Page 65, Hays County Official Public Records for purposes of ingress and egress to and from that certain subdivision known as River Mountain Ranch; and

WHEREAS, River Mountain Ranch Property Owner's Association and Mayo-Halbert, Ltd. are responsible for the maintenance and upkeep of River Mountain Road, but it is in the best interest of BERNARD FULTON and HELEN FULTON as Owners of Tracts A1 and A2 described above to contribute to the maintenance fund to ensure the continued maintenance of the road with the River Mountain Ranch Property Owner's Association.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that BERNARD FULTON and wife, HELEN FULTON, their heirs, successors or assigns, agree to pay an annual maintenance fee of \$100.00 for each of Tracts A1 and A2 to the River Mountain Ranch Property Owner's Association to be used for the maintenance and upkeep of River Mountain Road. This shall be a covenant running with Tracts A1 and A2 and shall be binding upon the present and all future owners of Tracts A1 and A2.

Executed this 22<sup>nd</sup> day of October, 1998.

Bernard Fulton  
BERNARD FULTON

Helen Fulton  
HELEN FULTON