

TAOS TITLE INC.
FILE# 97873

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
VISTA DE TAOS SUBDIVISION

ROAD MAINTENANCE AGREEMENT
FOR CIRCULOS DE VISTAS

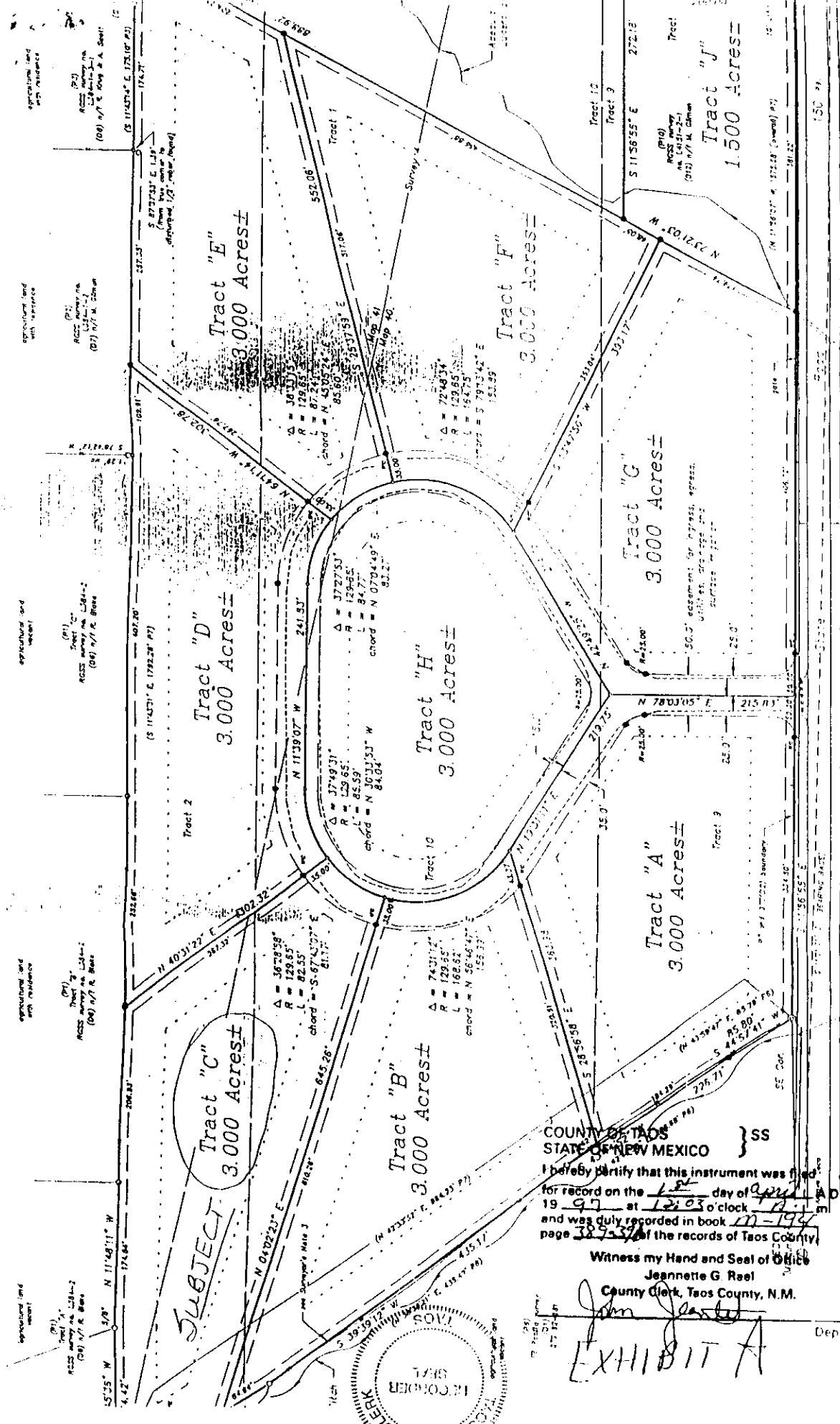
Enchanted State Land Co., Inc. as Owner of lots A,B,C, D, E, F, G, and H, and more particularly described in Exhibit A hereto, to wit: Vista De Taos Subdivision, filed in Cabinet C, Page 185-A, records of Taos County, New Mexico, mutually and for value received agree:

1. The owners of said respective lots shall share the cost of normal, routine maintenance and repair of said roadway and entrance walls, including but not limited to snow removal and grading as are required to maintain the roadway in a reasonably passable condition. In the event Enchanted State Land Co., Inc. sells lots to other owners, such other owners' cost shares shall be 1/8th per lot.
2. Cost of non-routine maintenance and repair cost, such as resurfacing, re-graveling, or repair of damage by storm, shall be shared according to paragraph 1 above, provided that except for emergency repairs, two weeks prior written notice shall be given to parties of non-routine maintenance and repair and the estimated cost thereof. If a dispute arises as to the necessity of such non-routine maintenance and repair, the decision of the owners of at least half of the lots of Exhibit A shall bind all of the owners.
3. The parties performing the foregoing maintenance and repairs shall be promptly reimbursed for the cost of such, according to the foregoing cost shares. Failing such prompt reimbursement, the owners incurring such costs shall have a lien upon the property of the owners failing to pay their share after 30 days written demand to such owners. Such unpaid costs shall accrue interest at the statutory rate of interest until paid, and the holders of such lien shall additionally be entitled to a reasonable attorney fee in the event of suit to collect the amount secured by the lien and/or to foreclose the lien.

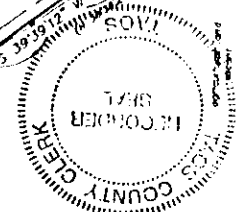
This agreement binds and benefits the parties' heirs, personal representatives, successors and assigns, and the right and obligations contained herein shall run with the VISTA DE TAOS SUBDIVISION LOTS.

Page 1 of 2

Initials

389



SUBJECT
Tract "C"
3.000 Acres±



COUNTY OF TAOS
STATE OF NEW MEXICO } SS

I hereby certify that this instrument was filed
for record on the 1st day of April
19 97 at 12:03 o'clock PM
and was duly recorded in book 17-194
page 389-390 of the records of Taos County,

Witness my Hand and Seal of Office
Jeannette G. Reel
County Clerk, Taos County, N.M.

John J. Garcia
Deputy

EXHIBIT A

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