

RIIA CC&R's

ARTICLE V.
MAINTENANCE AND UTILITY EASEMENTS

Section 1. Maintenance Easements. RIIA is hereby granted an easement over, under and across each Lot as may be necessary for the following purposes:

- (a) Repairs and maintenance to Raft Island bridge and the private roads owned by RIIA.
- (b) Renovation and repair of the walkway easements located along the following Lots: Lots 18, 20, 22, and 24; Lots 60, 62, 64, and 66; and Lots 94, 96, 98, and 100.
- (c) Maintenance, repair, replacement or improvement of any other Common Areas.

Section 2. Telephone and Electric Utility Easements. An easement is hereby granted to Peninsula Light Company, Inc., of Gig Harbor, Washington, and the successor of the Island Empire Telephone Company, their successors or assigns, as follows:

- (a) The right to remove all branches or trees that may interfere with or endanger electric or telephone lines.
- (b) The right to establish power service poles and anchor guys on lot lines as necessary.
- (c) An easement right for overhang of electric wires where roadway curvature causes same to occur.

Section 3. Other Utility Easements. An easement is hereby granted to the Raft Island Water Company and Washington Natural Gas Company, along all lot lines, for purposes of providing utility service to all Lots. Other companies providing utility services may apply to RIIA for the grant of a similar easement.