

PHASE X

EXIT PROPOSAL

1. All common areas (including the road and gates) within each plat exiting the MPMA will be deeded over to the exiting phase(s).
2. Each phase exiting the MPMA will be responsible for the maintenance of all properties within their respective phase.
3. Each exiting phase will sign a road maintenance/use agreement (**EXHIBIT A**) which will allow the residents and guests of that phase the right to access the entire PUD via GVW.
4. A separate account will be created for the maintenance of GVW. All work on GVW shall be managed by a committee consisting of one member from each exiting phase (for purposes of this agreement exiting properties owned by the developer will be considered one phase).
5. All work on GVW must be approved by this committee. Work will be paid for only upon satisfactory completion. Costs will be divided equally on a pro-rata basis based on the total number of living units in the PUD at the time the work was completed.
6. Upon execution of the exit agreement any unspent cash which has been contributed by any phase to the MPMA since the formation of the MPMA will be transferred on a pro-rata basis to each exiting phase.
7. Exiting phases will be responsible for establishing their own reserve fund (if desired) for future expenses of GVW.
8. With the exception of phase 9, the MPMA will reimburse exiting phases for the cost of common area water used retroactive to 2015. (No reimbursement is due to Phase 9 because phase 9 was already fully reimbursed for the cost of common area water used in 2015 and 2016).
9. All documents related to the exit shall be recorded with the county.