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Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 2057 PG 789-792

State of North Carolina

County of Granville

Cannady Mill Farms – Private Road Maintenance Declaration

This Private Road Maintenance Declaration is made this the 23rd day of January, 2026 by JSW Partners, a North Carolina General Partnership (the "Declarant").

WITNESSETH:

WHEREAS the Declarant holds title to property as per Deeds recorded in Book 1955 Page 252 and Book 1955 Page 921, Granville County Registry, North Carolina (the "Property"); and

WHEREAS part of the Acreage has been further subdivided into ten tracts shown as Tracts 1 through 10, Cannady Mill Farms, on that plat recorded in Plat Book 53, Page 15, Granville County Registry; and

WHEREAS part of the Acreage has been further subdivided into 13 separate Tracts as shown as Tracts 9-R through Lot 21 on that plat entitled "Exempt Division & Recombination Plat Cannady Mill Farms" dated November 1, 2024 and recorded in Plat Book 54, Page 97, Granville County Registry; and

WHEREAS the 21 subdivided tracts have access from Cannady Mill Road (N. C. S. R. 1622) by, through and over a 40' Access Easement entitled "River Mill Lane" as the same is shown on said plat which leads directly to two (2) Access Easement entitled "Runner Stone Lane" and "Furrow Lane" ; and

WHEREAS Tracts 1 through 10, as shown on that plat recorded in Plat Book 53, Page 15, Granville County Registry, are subject to that certain Cannady Mill Farms Private Road Maintenance Declaration recorded in Book 1974, Pages 681–683, Granville County Registry, and the roads serving Phase 2, including Runner Stone Lane and Furrow Lane, are part of said recorded Road Maintenance Agreement; and

WHEREAS the Declarant desires to provide for the maintenance and repair of “Runner Stone Lane” and “Furrow Lane”.

NOW, THEREFORE, the Declarant, for itself, its heirs; successors, and assigns, does declare as follows:

1. “Runner Stone Lane” and “Furrow Lane” are both private roads which are dedicated for the use of all owners, their guests and invitees to those thirteen (13) tracts shown on the map recorded in Plat Book 54, Page 97, Granville County Registry.
2. The roads are currently subject to that certain Road Maintenance Agreement recorded in Book 1974, Pages 681–683, Granville County Registry, are governed by the Cannady Mill Farms Road Maintenance Association, Inc. “Runner Stone Lane” and “Furrow Lane,” together with any future private roads connecting thereto within the Property, are made subject to said Road Maintenance Agreement and shall be owned, maintained, repaired, and administered by the Cannady Mill Farms Road Maintenance Association, Inc. under the same terms and conditions as the roads originally subject thereto.
3. Each owner of a tract abutting “Runner Stone Lane” and “Furrow Lane” and any future connecting roads shall be a member of the Road Maintenance Association automatically due to their ownership of any lot on this plat and shall be entitled to one vote per recorded tract owned at the annual meeting of such association to be held on the second Tuesday of May of each year commencing in year 2026.
4. At the annual meeting there shall be elected a Board of Directors for the Road Maintenance Association consisting of three members and the three members so elected shall be responsible for contracting and providing for the road maintenance and assessing the owners abutting the roads.
5. In the event an owner fails to pay his proportionate part of the road maintenance, based on recorded tracts owned, the road maintenance association may enforce such payment

through civil action for such purpose in the General Court of Justice of Granville County North Carolina as a claim of lien as against that property.

6. The assessment may not exceed \$250.00 per year per recorded tract unless such amount is changed by a majority vote of two-thirds of all members.
7. "Runner Stone Lane" and "Furrow Lane" are not constructed to the standards required by the North Carolina Department of Transportation required for inclusion in the State Highway System for maintenance by the Department of Transportation. Any future roads built will also not meet the minimum standards and will not be maintained by the Department of Transportation. An affirmative vote of two-thirds of all members shall be required to seek inclusion of "Runner Stone Lane" or "Furrow Lane" or any future connecting roads into the NC State Highway System.
8. This Declaration is executed and recorded for the express purpose of putting all prospective purchasers of Tracts in Cannady Mill Farms on notice as to the status of "Runner Stone Lane" and "Furrow Lane" and any future connecting roads as private roads to be maintained by the Road Maintenance Association, notwithstanding the remaining requirements on the present owner to supply and secure an appropriate acknowledgment from prospective purchasers of any tracts in Cannady Mill Farms of the receipt of this disclosure being made and of the responsibilities of each Owner pursuant to this Agreement.
9. Any damage to "Runner Stone Lane" or "Furrow Lane" or any future connecting roads caused by new construction on a tract shall be the sole responsibility of that tract owner or the tract owner's contractor to repair immediately.
10. Should there be any vehicle or construction traffic that should cause any type of damage to the integrity of the "Pond Dam", as the road passes over the dam which is located between Tract 11 and Tract 12, any such damage and the cost to repair the dam or the road shall be borne equally as between Tract Owners 12 through 21 as the owners of Tracts accessing their property within this Exempt Subdivision.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed in its corporate name by its duly named partner the day and year first above written.

AS TO DECLARANT:

JSW PARTNERS, a North Carolina General Partnership

Julianna O. Wright

By Julianna O. Wright, General Partner

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Meri Bailey, a Notary Public of the County and State aforesaid, certify that Julianna O. Wright personally appeared before me this day and acknowledged that she is a General Partner of JSW Partners, a North Carolina General Partnership, and that by authority duly given, and as the act of the partnership, the foregoing instrument was signed in its name by her on behalf of said partnership.

WITNESS, my hand and official seal, this the 23rd day of January, 2026.

Meri Bailey

Notary Public

My Commission Expires: May 10, 2026

