

Leach Bed Use and Maintenance Agreement

This Agreement is made on this 30 day of December, 2015, by and between the **Poland Place Condominium Association**, a Maine nonprofit corporation (the "Association"), and **Patrick and Elaine Labrie**, and **Carol Stillman**, owners of Poland Place Units #20 and 22 respectively and residents of Poland, Maine (collectively, the "Unit Owners").

WHEREAS, the Association has general responsibility and authority for maintaining and regulating all common areas of the Poland Place Condominium property and has contracted for installation of a water treatment and mitigation system designed to protect the health and safety of all condominium unit owners (the "Water Treatment System");

WHEREAS, the Water Treatment System must include a backwash component by which treated water is discharged into a leach field;

WHEREAS, all leach fields on the Poland Place Condominium property are allocated to individual condominium units as limited common elements;

WHEREAS, the Poland Place Board of Directors, with advice from professional engineers, has determined that the leach field most appropriate to use for the backwash discharge is allocated to Units 20 and 22, appurtenant to the Unit Owners' real estate described in the following deeds:

Deed to Patrick and Elaine Labrie recorded in the Androscoggin County Registry of Deeds in Bk. 8619, Pg. 64.

Deed to Carol Stillman recorded in the Androscooggin County Registry of Deeds in Bk. 8655, Pg. 311.

WHEREAS, the Maine Department of Environmental Protection has approved the Water Treatment System design with the backwash being discharged directly into the leach field;

NOW THEREFORE, in consideration of the mutual terms and conditions set forth herein, and with the intent to be bound, the parties agree as follows:

1. The Unit Owners acknowledge the Association's authority to enter, manage and regulate the common elements, including the portion of the wastewater system allocated as limited common elements, and consent to have the Water Treatment System discharged into the leach field that is appurtenant to their Units and to have the connection made through existing pipes serving their Units, as may be determined necessary by the Board of Directors in conformance with the Water Treatment System design and all applicable laws, regulations and permit.

2. The Association agrees to install the Water Treatment System connection to the leach field in accordance with the professionally engineered design and all applicable laws, regulations and permits, and to ensure that all work is done in a workmanlike manner by contractors having appropriate insurance coverage, and to ensure that the installation and any maintenance, repair or replacement of the Water Treatment System does not interfere with the Unit Owners' possession and use of their limited common element property.

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3. The Association agrees that it will be solely responsible for all necessary maintenance, repair and replacement of the components of the Water Treatment System connected to the leach field; agrees to be responsible for any maintenance, repair or replacement of any components of the Unit Owners' waste water system to the extent required to address any adverse conditions caused by the Water Treatment System; and agrees to indemnify the Unit Owners from and against any losses, liabilities, damages, claims, suits, judgements, expenses, and costs which may arise or grow out of the connection of the Water Treatment System to the Unit Owners' leach field.

4. This Agreement shall run with the land and be binding upon the parties' heirs, assigns and successors-in-interest including subsequent owners of Units 20 and 22.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as a sealed instrument on this 30 day of December, 2015.

Margaret A. Polley
Witness

The Association:

Diane Karpowitz
Diane Karpowitz, its duly authorized officer

Margaret A. Polley
Witness

Unit Owners:

Carol Stillman
Carol Stillman, Owner of Unit 22

Margaret A. Polley
Witness

Patrick Labrie
Patrick Labrie, Owner of Unit 20

Margaret A. Polley
Witness

Elaine Labrie
Elaine Labrie, Owner of Unit 20

STATE OF MAINE
ANDROSCOGGIN, ss:

December 30, 2015

Personally appeared the above-named Diane Karpowitz, in her capacity as a duly authorized officer of the Association, and acknowledged the foregoing instrument to be

her free act and deed in said Capacity. Before me,

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Notary Public/Attorney-at-Law

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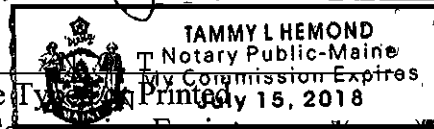
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Name (Type or Print) My Commission Expires

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SEAL

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS