

The following language is proposed for inclusion in the final 372 Lake Ave Subdivision plans and deed restrictions to be filed concurrently with the Saratoga County Clerk:

SHARED DRIVEWAY EASEMENT NOTES:

This easement shall be granted to the individual lot owners of the Subdivision and filed with the Saratoga County Clerk as a deed restriction. Any revisions to the shared driveway easement will require approval from the City of Saratoga Springs Planning Board.

Share Driveway easement – 0.28 acres (covering Lot 2)

The proposed perpetual ingress-egress easement shown herewithin shall be used in common by the owners of lots 1, 2, and 3. Lots 1 and 3 shall have the right to use the proposed perpetual ingress-egress easement along with the access easement through or across lot 2 for driveway purposes from lots 1 and 3 to the proposed common driveway. Lots shall be required to participate in the maintenance of the common access drive if the driveway is built to lots 1 and 3, the authority for the maintenance of common driveway shall be that of the owner of lot 2. All such easements shall be in effect and binding upon the owners of said lots or properties, their heirs, successors and assigns, upon filing of easement (or the subdivision plat) in the Office of the Saratoga County Clerk.

The owner of Lots 1 and 3 shall have the right to use the proposed perpetual easement through or across lot 2 for permitting and enabling the installation and maintenance of utility services, including but not limited to sewer, water, gas, and electric.