

MAINTENANCE BOND SECURED BY DEPOSIT OF FUNDS HELD IN ESCROW

This Maintenance Bond is entered into on the date set forth herein by and between *(Developer - Marital Status or if Corporation indicate State of Incorporation)*, hereinafter known as the **Developer** and the **Board of County Commissioners of Stark County, Ohio** hereinafter also known as the Stark County;

Whereas, the said **Developer** agrees to hold and firmly bind *(herself, himself or themselves)* unto the **Board of County Commissioners of Stark County, Ohio** in the sum of *(\$XXXXXX)* for which payment, *(I or we)* bind *(myself or ourselves)* by this instrument to perform the conditions and obligations set forth herein; and

Whereas, the **Board of Commissioners of Stark County, Ohio** has agreed to approve the plat of *(Allotment Name)* located in the *Quarter Section(s) of Section(s), Name of Township (T-XX), Range (X)*, Stark County, Ohio.

Now, Therefore, the **Developer** agrees to be responsible for the maintenance of the improvements installed in accordance with the plans and specifications approved by the County Subdivision Engineer and as required by the Subdivision Regulations of Stark County, Ohio and for providing services necessary to guarantee access to all occupied property, excluding snow removal, for a period of one (1) year after Stark County has accepted the required improvements.

The **Developer** agrees to be responsible for routine maintenance of all improvements and to repair all failures due to faulty construction as soon as they become apparent. The **Developer** agrees to make repairs due to erosion or abuse by utility companies installing utilities and to repair all failures for other reasons during the one (1) year period. The **Developer** agrees to restore the improvements at the end of the Maintenance period.

The further condition of this Maintenance Bond is that should the premises covered by said plat be annexed by a municipal corporation and the municipal corporation accepts the assignment of this Maintenance Bond agreement, then the **Developer** agrees that *(she, he or they)* shall be bound by this instrument to such annexing municipal corporation to the same extent as to the **Board of County Commissioners of Stark County, Ohio** and that said **Board** shall thereby be released from any and all obligation of this instrument.

The **Developer** further agrees that the sum amount of *(\$XXXXXX)* shall be deposited with *(Name of Bank or Savings and Loan Association)* as security for the performance of the conditions of this agreement and that an Escrow Agreement will be executed to cover the terms and conditions of that deposit.

Now if said **Developer** as a party to this instrument shall well and truly perform the obligations stated above within the time hereinbefore set out, then this agreement and obligation shall be void, otherwise to remain in full force and effect.

Dated this *(XX)* day of *(XXXXXX)*, 20*(XX)*.

(Developer)

By: _____
(Printed Name and Title)

Dated this _____ day of _____, 20____.

Board of County Commissioners of Stark County, Ohio

Janet Weir Creighton - Commissioner

Richard S. Regula - Commissioner

William Smith - Commissioner

This instrument prepared by:

(Company Name)
(Street Address)
(City, State and Zip Code)
(Contact Person)
(Phone Number)