STATE OF NORTH CAROLINA
COUNTY OF IREDELL

STANLEY ENVIRONMENTAL – BAY CROSSING

MASTER CONTRACT FOR INSPECTION AND MAINTENANCE OF GROUND ABSORPTION SEWAGE TREATMENT AND DISPOSAL SYSTEMS FOR BAY CROSSING

This Master Contract is entered into by and between Stanley Environmental Solutions, a North Carolina Corporation of Gaston County, North Carolina (hereinafter "Stanley Environmental") and Bay Crossing Owners Association, a North Carolina non-profit Corporation of Iredell County, North Carolina (hereinafter "Bay Crossing"), acting for and on behalf of its members (hereinafter "The Owner(s)").

Preamble

The developer, Hecht Properties, LLC, formed Bay Crossing Owners Association, Inc., a North Carolina non-profit Corporation, (Bay Crossing), which represents a residential subdivision. The Declaration of Covenants, Conditions and Restrictions for Bay Crossing, is recorded in the Register of Deeds of Iredell County, North Carolina.

Bay Crossing has the power to assess the membership of the Association for upkeep, maintenance, repair, and other activities for the good of the Association membership as well as to provide for septic maintenance, all of which responsibilities and duties are fully set forth in detail in the Declaration of Covenants, Conditions, and Restrictions for Bay Crossing.

Bay Crossing desires to provide for the inspection and maintenance of various sewage systems installed and to be maintained upon to individual lots owned by its membership. Bay Crossing, acting by and through its duly authorized officers and directors, desires to enter into this Master Contract with Stanley Environmental which is a qualified maintenance contractor, to inspect and to perform maintenance in order that the residential waste systems of Bay Crossing's subdivision shall comply in all respects with applicable laws, codes, and regulations in a uniform and in identifiable means and methods.

Effective the date of this Master Contract, all individual lot owners hereby enter into the Master Contract with Stanley Environmental whereby the individual lot owners do;

1. Specifically adopt the terms of the Master Contract to provide for a qualified maintenance contractor to inspect and perform maintenance in order that their waste systems in Bay Crossing subdivision complies in all respects with applicable laws, codes and regulations.
2. That such individual lot owner's contract shall specifically authorize Bay Crossing to assess and to collect assessments for payment for inspections, maintenance, repair and other necessities related to the proper inspection, maintenance and operation of the residential waste systems of said individual owners with Bay Crossing subdivision.

Bay Crossing shall have no liabilities nor responsibilities with respect to the duties of Stanley Environmental or of the individual lot owner but acts solely as the Association of the membership by providing this Master Contract for the benefit of its membership and to assess and to collect fees, expenses, and costs necessary for the inspection, maintenance and repair anticipated to be performed by Stanley Environmental under its contracts with the individual lot owners who are members of the Association by reason of the Declaration of Covenants , Conditions, and Restrictions for Bay Crossing set forth above.