

LOCKE MOUNTAIN RANCH PROPERTY OWNERS ASSOCIATION

MAINTENANCE OF EASEMENTS AND RIGHT OF WAYS

Adopted November 2, 2003

The following resolution has been adopted by the Locke Mountain Ranch Property Owners Association ("Association") pursuant to Colorado Law, at a regular meeting of the Board of Directors.

RECITALS

1. The Association is charged with certain responsibilities regarding providing upkeep and improvements to the non-county roads in the Locke Mountain Ranch Community. However, damage caused to association property or property over which the association has maintenance obligations during utility installation and/or other services is the liability of the Owner or the Owner's agents who caused the damage.
2. The Board desires to adopt a policy whereas Owners are responsible for any and all maintenance required on an easement or right of way following the installation of utilities and/or other services.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby adopt the following policy for maintenance of easements following utility installation and/or other services:

1. All roadways will be brought back to their previous condition following the installation of utilities or other services. Damage caused to association property or property over which the association has maintenance obligations will be the liability of the Owner or Owner's agents who caused the damage while utility or other services are being installed.
2. It will be the Owner's responsibility to coordinate with the contractor(s) for scheduling installation of utilities and to be knowledgeable as to what work will take place. If the right of way is not brought back to its previous condition, it is the responsibility of the Owner to direct the contractor(s) in the completion of the restoration.
3. All restoration work is to be completed within 30 days of the destruction of the right of way.
4. Should the association be forced to restore the right of way with its own equipment or by hiring a contractor, the owner will be billed for the cost of these services.
5. Payment for above said services is to be remitted within 30 days of billing, or a mechanics lien will be placed on the Owner's property.

IN WITNESS WHEREOF, the undersigned have executed this Resolution the 2nd
day of November, 2003.

Locke Mountain Ranch Property Owners Association,
A Colorado non profit corporation

By: _____
Director

By: _____
Director

By: _____
Director

By: _____
Director