

DECLARATION OF EASEMENTS

James Richard Chapman, Jr., Personal Representative of the Estate of Marlene Joy Chapman (the "Estate") whose address is PO Box 944, Cripple Creek, CO 80813, is the owner of the real property described on Exhibit A (the "Property") and desires to impose certain easements and obligations on such Property.

1. The Estate hereby grants and dedicates perpetual, non-exclusive easements (the "Easements") for ingress, egress and utilities on the roadways depicted on the survey recorded November 9, 2016 at Rec. No. 692948 (the "Survey"). The Easements shall be for the benefit of all the Plots depicted on the Survey (as listed on Exhibit A) together with any adjacent or non-adjacent property owned by the Estate or Jim Chapman (the "Related Parcels") that may be identified through an instrument subsequently recorded in the real property records of Teller County referencing this Declaration of Easements.
2. The Easements are 30 feet wide, and are to provide egress and ingress among the Plots and for the installation of utilities to serve any of the Plots depicted on the Survey and the Related Parcels.
3. The owner of each Plot shall be required to maintain membership in the Signal Hill Road HOA, Inc. and to pay dues assessed by the organization to maintain roads that provide access to the Property and which cross segments of property owned by the Bureau of Land Management.
4. No gates or obstructions shall be installed or constructed across any road located within an Easement depicted on the Survey; however, the Estate or Jim Chapman may install one or more gates for agricultural purposes to control livestock.
5. The Estate grants and dedicates perpetual, non-exclusive easements for utility purposes (underground only) 15 feet wide along the perimeter of each Plot depicted on the Survey. Such utility easements shall be to serve adjoining Plots and the Related Parcels.
6. The Estate grants and dedicates a perpetual, non-exclusive, 15 foot wide, trail easement across the Augustine and Stuart Plots as depicted on the Survey. Such trail easement shall be only for recreational purposes to provide access from the Plots depicted on the Survey to the nearby public lands. No gates or obstructions shall be placed across the trail easement but signs may be installed to prohibit public access and control usage.
7. This Dedication of Easements is not intended to constitute a dedication of any of the Easements as a public road, or for public parking or public utilities, nor otherwise grant or confer upon the public any rights in the Property.
8. The Estate reserves the right to use the Easements (including the trail and utility easements) and to grant others the right to use the same.

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