

DECLARATION OF UTILITY EASEMENT
Idarado Legacy Subdivision
(Powerline, Cable Television and Telephone)

THIS DECLARATION OF UTILITY EASEMENT ("Declaration") is made as of this 14 day of July, 2005 ("**Effective Date**") by Idarado Legacy, LLC, a Colorado limited liability company ("**Declarant**").

RECITALS

A. Declarant is the owner of certain Lots, Parcels, Outlots and Tracts ("**Property**") located in San Miguel County, Colorado that were: (1) established by the Declaration of Covenants, Conditions and Restrictions for Idarado Legacy Subdivision recorded on June 17, 2004 at Reception No. 367146 in the Office of the Clerk and Recorder of San Miguel County, Colorado ("**Official Records**"), and the First Amendment to the Declaration recorded on September 17, 2004 in Reception No. 369142, the Second Amendment to the Declaration recorded on November 1, 2004 in Reception No. 370144; the Third Amendment to the Declaration recorded on November 1, 2004 in Reception No. 370145; the Fourth Amendment to the Declaration recorded on January 27, 2005 in Reception No. 372009; and the Fifth Amendment to the Declaration recorded on August 18, 2005 in Reception No.

377044, as may be further amended from time to time (collectively "**Community Declaration**"); and (2) depicted on the Final Record Plat of Idarado Legacy Subdivision recorded February 10, 2004 in Plat Book 1 at Page 3238, Reception No. 364049 in the Office of the Clerk and Recorder of San Miguel County, Colorado, as amended by the First Amendment to the Final Plat recorded on November 1, 2004 in Plat Book 1 at Page 3368, Reception No. 370139 and as amended by the Second Amendment to the Final Plat recorded on August 18, 2005 in Plat Book 1 at Page 3508, Reception No. 377041 ("**Second Plat Amendment**"), as such plats may be further amended from time to time (collectively, the plats are referred to as the "**Community Plat**").

B. The Property was annexed into the Idarado Legacy Subdivision ("**Common Interest Community**"). The Lots are intended to be owned by various owners ("**Lot Owners**") as provided for in the Agreement. The Parcels, Outlots and Tracts initially will be owned by the Declarant and, thereafter, its designees.

C. The Association was duly formed in furtherance of the purposes stated in the Community Declaration, evidenced by the filing of its Articles of Incorporation and Bylaws. Certain real property and improvements within the Common Interest Community is anticipated to be owned by the Association ("**Association Property**").

D. Declarant desires to establish and create an easement ("**Utility Easement**"), as further described and provided for herein, to enable the installation, construction, use, operation and maintenance of certain utility facilities for electric/power, cable television, telephone and internet operations ("**Utility**") by a utility company ("**Utility Provider**"), authorized to use to and actually using the Utility Easement for the distribution of its Utility to the Common Interest Community. The Utilities contemplated by this Utility Easement are the same as those Utilities depicted or described in the Second Plat Amendment and/or on the construction and engineering plans and specifications for such improvements on file with San Miguel County, Colorado ("**Construction Plans and Specifications**").

E. This is the Declaration of Utility Easement (Powerline, Cable Television and Telephone) that was referred to in the Second Plat Amendment.

F. By approving and/or undertaking the installation of Utilities made in furtherance of this Declaration, each Utility Provider agrees to be bound by the terms and conditions stated herein. Declarant may, but need not obtain a separate written consent from the Utility Providers acknowledging the respective rights, duties, obligations and restrictions arising from this Declaration.

COVENANTS/AGREEMENTS

NOW, THEREFORE, in consideration of the mutual covenants contained herein, Declarant hereby declares that the Property shall be held, sold, used and conveyed subject to the following easements and covenants which are for the purpose of protecting the value and desirability of and which shall run with title to the Property subjected to this Declaration.

1. **Utility Easement.**

1.1. **Creation, Reservation and Grant of Utility Easement.**

1.1.1. Declarant, as the current, fee simple owner of the Property, does hereby establish and create a certain perpetual, non-exclusive easement, the Utility Easement, twenty (20') feet in width over and across the Utility Easement Area, as the same is depicted on attached **Exhibit "A"** and is described on attached **Exhibit "B"** ("**Utility Easement Area**"). The consents of such other parties owning property intended to be burdened by this Utility Easement have joined in and consented to this Declaration, as provided for below.

1.1.2. Subject to the terms and conditions stated herein, Declarant does hereby: (A) reserve the beneficial rights to use and enjoy the Utility Easement for itself and for Declarant's successors, transferees, designees and assigns the Utility Easement; and (B) does further grant and convey the beneficial rights to use and enjoy the Utility Easement to each respective Utility Provider.

1.1.3. The right to use and connect to each Utility installed pursuant to this Utility Easement is intended to benefit Declarant and the Association including their respective successors, heirs, designees and assigns, as well as each of the Lot Owners.

1.1.4. The centerline of the Utility Easement Area is intended by Declarant to be depicted on the Second Plat Amendment, but such depiction is not required for the proper vesting of the Utility Easement.

1.2. **Allowed Uses of Utility Easement.** The Utility Easement and the Utility Easement Area may be used by Declarant and/or a Utility Provider only for each of the following purposes ("**Allowed Uses**"):

1.2.1. To design, install and construct the Utility and related facilities.

1.2.2. To use and operate the Utility.

1.2.3. To upgrade the Utility to meet changing needs.

1.2.4. To repair, replace and/or maintain the Utility.

1.2.5. To enable reasonable vehicular access to allow Declarant and/or a Utility Provider to undertake the Authorized Uses.

1.2.6. The Utility shall be placed underground, except for such vaults and pedestals, if any, that may be required for the project and must be located above-ground. In such instance the above ground features shall be located, designed and screened to be as unobtrusive as possible and shall not be located in a manner that will interfere with the safe and convenient use of any roads or trails.

1.3. **Reservation of Rights.** Declarant expressly reserves unto itself and its successors, transferees, designees and assigns, the Association and any Lot Owner whose lot is burdened by the Utility Easement, the right to: (A) use and enjoy the land covered by the Utility Easement Area for all lawful purposes, including the construction of improvements thereupon; and (B) grant other and additional easements or rights-of-way upon or across the Utility Easement Area to other persons or entities for the installation, maintenance, repair and replacement of wires, cables, pipes and similar facilities in connection with the provision of other utility services.

1.4. **Restrictions Governing the Use of the Utility Easement.** In undertaking an Allowed Uses of the Utility and of the Utility Easement, Declarant and/or the Utility Provider shall comply with each of the following requirements and limitations:

1.4.1. The Utility shall be constructed in accordance with plans and specifications reasonably approved by Declarant and the pertinent Utility Provider.

1.4.2. Construction, operation, repair and maintenance of the Utility within the Utility Easement Area shall be undertaken in a manner that reasonably causes the least amount of disturbance to the Property. Any disturbance to the Property shall be restored to the original condition, to the extent reasonably possible at the cost of the Party having undertaken the construction and created the disturbance.

1.4.3. Appropriate safety measures and devices shall be installed at appropriate locations.

1.4.4. All work will be done in a professional workmanlike manner.

1.4.5. All work including, without limitation, the construction, use, operation, maintenance, repair, replacement of devices associated with the Utility shall comply with all applicable federal, state and local laws, rules, regulations and safety standards.

1.4.6. Prior to commencement of installation of the Utility or undertaking any repair or maintenance within the Utility Easement Area, each Declarant shall be provided with written notice ten (10) days prior to the commencement of such work, unless emergency circumstances prevent or preclude such notice.

1.5. **Cost of Construction of the Utility.**

1.5.1. Declarant agrees to assume the cost and expense associated with the initial design, construction and installation of the Utility to the extent indicated on the Construction Plans and Specifications and only in those instances where Legacy has agreed to undertake the construction of such Utility in the Subdivision Improvement Agreement for the Common Interest Community entered

into with San Miguel County, Colorado or otherwise agreed to by Declarant s in written documentation specifically assuming such obligation.

1.5.2. In the event and as a condition of any such additional use of the Utility Easement and Utilities installed by Declarant by other property owners for other projects, Utility Provider, to the extent provided for and allowed by its policies, shall require such persons or entities to reimburse Declarant a fair and reasonable prorata portion of its costs and expenses relating to the construction and installation of the Utility.

1.6. **Maintenance of the Utility.** Upon completion of the Utility, each respective Utility Provider agrees to accept the Utility and to undertake modifications, maintenance, repair, replacement and/or upgrades of the Utility. Declarant shall have no obligation to undertake any such modifications, maintenance, repair, replacement and/or upgrades of the Utility

1.7. **Relocation of Utility Easement Area.**

1.7.1. Declarant, for itself and its successors, transferees, designees and assigns, reserves the right to relocate any portion of the Utility, Utility Easement and/or the Utility Easement Area located on Property owned by the particular Declarant, to a location determined by Declarant, provided that the new location is reasonable similar to the prior location. The foregoing notwithstanding, Declarant shall not have the right to relocate the Utility Easement Area on Property not then owned by Declarant without the written consent of the person or party then owning the affected portion of the Property intended to be burdened by the Utility Easement.

1.7.2. In the event that the Utility has already been installed in the Easement Area, the Declarant seeking to relocate the Utility shall pay to have the Utility relocated to the revised easement area.

1.7.3. Utility Provider agrees to reasonably cooperate and assist Declarant should Declarant elect to relocate the Easement, Utility Easement Area and/or Utility. Declarant shall prepare and record any documentation required for this relocation without cost to Utility Provider. Utility Provider agrees to sign and deliver to Declarant such reasonable documents as may be necessary to enable this relocation to occur.

1.8. **Ownership of the Utility.** All facilities associated with a particular Utility installed within the Utility Easement Area shall remain the property of particular Utility Provider providing the particular utility service and may be removable at the option of Utility Provider, subject to the requirements of this Declaration. The foregoing shall not be construed as a grant of ownership to any portion of the Property.

1.9. **Expansion of Rights.** Declarant, for itself and its successors, transferees, designees and assigns, reserves the right to expand the scope of the Utility Easement to allow other persons or parties to use the Utility Easement and to allow other Utilities to be undertaken within the portion of the Utility Easement Area owned by the particular Declarant, subject to the terms and conditions stated in this Declaration. The foregoing notwithstanding, Declarant shall not have the right to expand the Utility Easement Area on Property not owned by Declarant without the written consent of the person or party then owning the affected portion of the Property intended to be burdened by the Utility Easement.

1.10. **Limitations on Grant of Easements.** Nothing herein shall be construed:

1.10.1. as the grant of an easement for uses and activities not specifically authorized by this Declaration and it is the intent of the Declarant that this Declaration be narrowly construed;

1.10.2. as a broad grant of easements rights to allow for the installation of other utilities not specifically authorized;

1.10.3. as the grant of an easement to allow pipes, lines, facilities, stations and the like for water or sewer services, in the absence of the written authorization of Declarant.

1.11. **Prior Encumbrances.** This Utility Easement is granted subject to all prior encumbrances and other matters of record, burdening and affecting the Property in San Miguel County, Colorado.

1.12. **Idarado Mining Company Consent.** Idarado Mining Company, a Delaware corporation ("IMC") has joined in this Declaration acknowledging its consent to the terms, conditions, provisions, rights, duties and obligations as stated herein and its agreement to be bound thereby. IMC is deemed to be a Declarant hereunder with Idarado Legacy, LLC, to the extent of IMC's ownership of any portion of the Property burdened by the Utility Easement, provided that the IMC shall incur no costs in connection with the installation or maintenance of the Utilities.

1.13. **Association Consent.** Idarado Legacy Homeowners Association, a Colorado nonprofit corporation ("Association") has joined in this Declaration acknowledging its consent to the terms, conditions, provisions, rights, duties and obligations as stated herein and agreement to be bound thereby.

1.14. **County Consent.** San Miguel County, Colorado ("Grantee" or "County") is the owner of the Employee Housing Parcel, as the same was established by the Community Plat ("County Employee Housing Parcel"). The County, acting by and through The Board of County Commissioners of San Miguel County, Colorado ("BOCC") does hereby consent to the establishment of the Utility Easement on that portion of the County Employee Housing Parcel designated as the Utility Easement Area as the same is depicted on attached **Exhibit "A"** and is described on attached **Exhibit "B"**. County is deemed to be a Declarant hereunder with Idarado Legacy, LLC, to the extent of County's ownership of any portion of the County Employee Housing Parcel burdened by the Utility Easement, provided that the County shall incur no costs in connection with the installation or maintenance of the Utilities.

2. **Miscellaneous.**

2.1. **Heirs, Successors and Assigns.** The easements, duties, benefits and rights granted and agreed to herein, and the burdens and obligations imposed and agreed to herein, shall be binding upon and shall inure to the benefit of and shall be a burden upon the heirs, designees, guests, contractors, successors and assigns of the Declarant, the Association and each of the Lot Owners.

2.2. **Run With The Land.** The easements granted herein shall run with and be a burden upon those portions of the Property burdened by the Utility Easement.

2.3. **Modification.** This Declaration may be amended only by the unanimous written consent of the Declarant, each of the affected Utility Providers and the Association and without any requirement to amend the Plat, or the First Plat Amendment or the Second Plat Amendment.

2.4. **Recordation.** This Agreement is intended to be recorded by the Declarant in the Official Records.

2.5. **Indemnification.** Utility Provider agrees to indemnify, defend and hold harmless Declarant, the Association and the owner of property burdened by the Utility Easement, from and against all liens or claims for payment for construction, repair or maintenance of the particular Utility being installed by that Utility Provider, and for any liabilities, obligations, damages, penalties, claims, costs, charges and expenses, including, without limitation, reasonable attorneys' fees and other professional fees (if and to the extent permitted by law), incurred by any person or entity in connection with, arising out of or related in any way to the failure to pay for work associated with the particular Utility, or any injury to or death of any person, or damage to or loss of any property, or damages which may be imposed upon, incurred by, or asserted against a Party arising, directly or indirectly, out of or in connection with such Party's (including their guests, invitees, employees, representatives, agents, contractors, subcontractors, suppliers and materialmen) use of the particular Utility and/or the Utility Easement Area or by, through or under such Party's guests, invitees, employees, representatives, agents, contractors, subcontractors, suppliers and materialmen.

2.6. **No Further Rights; No Third Party Rights.** Except as expressly set forth herein, nothing contained herein shall be construed as creating any rights in any third persons or parties. Nothing contained herein shall be interpreted or construed to create a public dedication of the easements. It is understood and agreed that this Agreement is an easement only and in no way grants or conveys any part of the underlying fee simple estate of portion of the Property.

2.7. **Enforcement and Remedies.** This Declaration and the rights and obligations of the Parties hereto shall be interpreted, construed and enforced in accordance with the laws of the State of Colorado. Venue is restricted to San Miguel County, Colorado. A Party may pursue any and all available rights and remedies in enforcing their rights hereunder. A Party has a right to specific performance to ensure performance of another Parties obligations hereunder. In any action for enforcement of rights hereunder, the prevailing party shall be entitled to an award for recovery of their costs and fees, including reasonable attorney fees. Except as may be expressly otherwise stated or provided, with respect to all required acts of the Parties, time is of the essence.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the Effective Date.

DECLARANT:

IDARADO LEGACY, LLC,
a Colorado limited liability company

By: CLH-Telluride Associates, LLC,
a Colorado limited liability company,
Member of Idarado Legacy, LLC

By: Wildcat Land Company, its Manager

By: William R. Hegberg
William R. Hegberg, President

Date: 9/14/05

STATE OF COLORADO)
COUNTY OF San Miguel) ss.



MY COMMISSION EXPIRES 4/5/2008

Acknowledged, subscribed and sworn to before me this 14th day of July, 2005 by William R. Hegberg, President of Wildcat Land Company.

Witness my hand and official seal.

J. Dolan
Notary Public

My commission expires: 4/5/08

IMC CONSENT:

Idarado Mining Company,
a Delaware corporation

By: *[Signature]*
William S. Lyle, Vice President

Date: 7/14/05

STATE OF COLORADO)
) ss.
COUNTY OF SAN MIGUEL)



MY COMMISSION EXPIRES 4/5/2008

Acknowledged, subscribed and sworn to before me this 14th day of July, 2005 by William S. Lyle, as the Vice President of Idarado Mining Company.

Witness my hand and official seal.

[Signature]
Notary Public

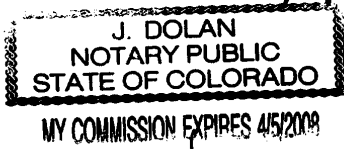
My commission expires: 4/5/08

ASSOCIATION CONSENT:

Idarado Legacy Homeowners Association,
a Colorado nonprofit corporation

By: [Signature]
J. Christopher Chaffin, President

Date: 7/14/05



STATE OF COLORADO)
COUNTY OF San Miguel) ss.

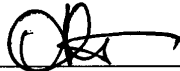
Acknowledged, subscribed and sworn to before me this 14th day of July, 2005 by J. Christopher Chaffin, President of Idarado Legacy Owners Association.

Witness my hand and official seal.
[Signature]
Notary Public

My commission expires: 4/5/09

COUNTY CONSENT:

SAN MIGUEL COUNTY, COLORADO, ACTING BY AND THROUGH
THE BOARD OF COUNTY COMMISSIONERS
OF SAN MIGUEL COUNTY, COLORADO

By: 
Art Goodtimes, Chair

Date: August 2, 2005

STATE OF COLORADO)
) ss.
COUNTY OF SAN MIGUEL)

Acknowledged, subscribed and sworn to before me this 2 day of August, 2005 by Art Goodtimes, who acknowledged himself to be the Chair of the Board of County Commissioners of San Miguel County, Colorado.

Witness my hand and official seal.

Marie A. Thomas
Notary Public

My commission expires: 02/05/09.

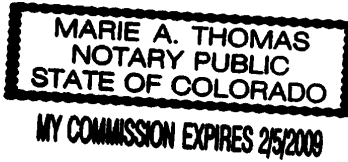
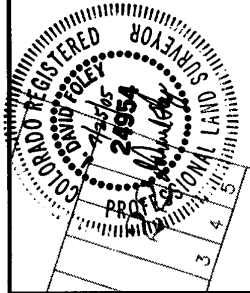
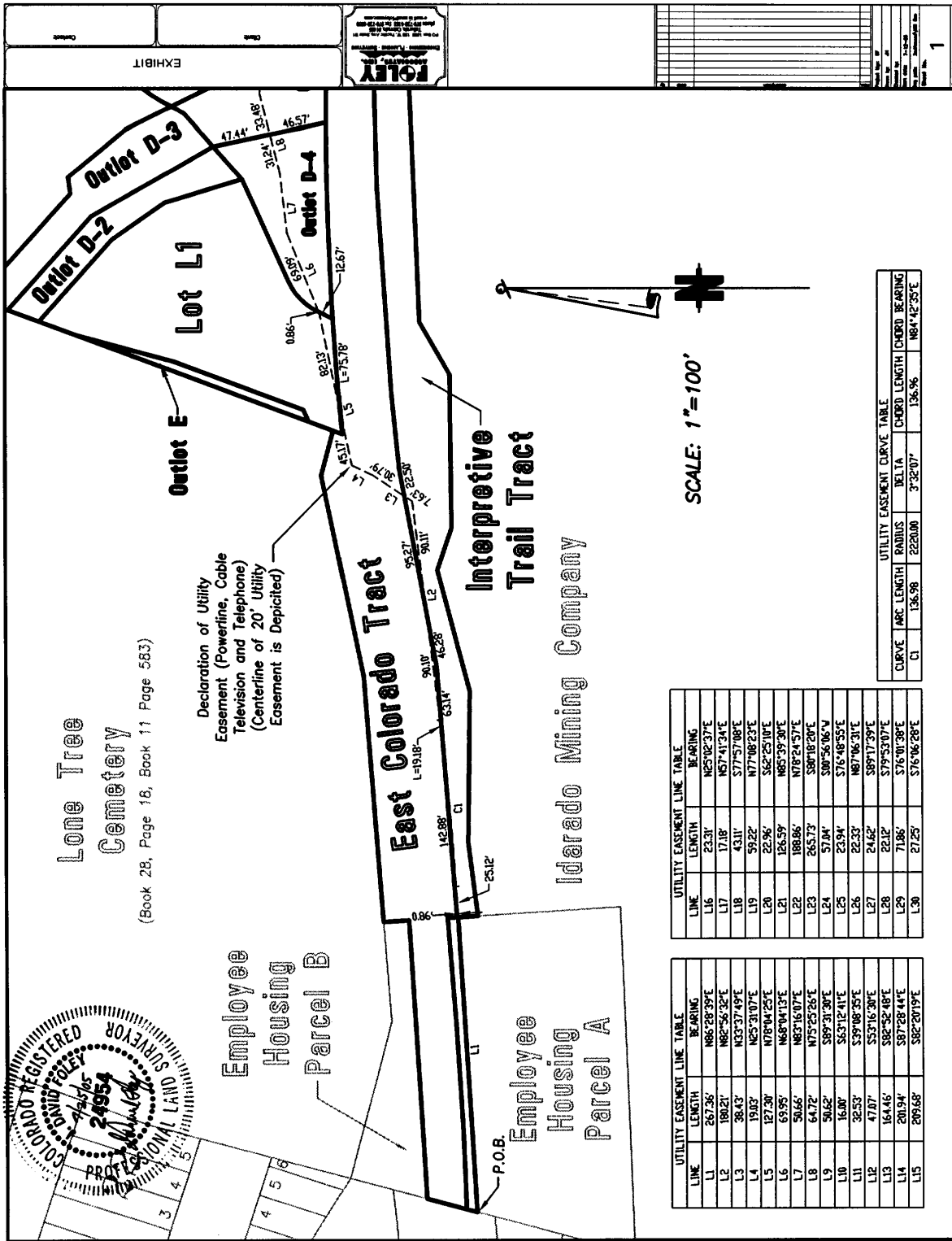


EXHIBIT "A"
(DEPICTION OF EASEMENT AREA)



(Book 28, Page 18, Book 11 Page 583)

Declaration of Utility Easement (Powerline, Cable Television and Telephone) (Centerline of 20' Utility Easement is Depicted)

UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L16	23.31'	N25°02'37"E
L17	17.18'	N57°41'34"E
L18	4.311'	S77°57'08"E
L19	59.22'	N77°08'23"E
L20	22.96'	S62°25'10"E
L21	126.59'	N65°39'30"E
L22	188.86'	N78°24'57"E
L23	265.73'	S80°18'20"E
L24	57.04'	S00°56'06"W
L25	23.94'	S76°48'55"E
L26	22.33'	N67°06'31"E
L27	24.62'	S89°17'39"E
L28	22.12'	S79°53'07"E
L29	71.86'	S76°01'38"E
L30	27.25'	S76°06'28"E

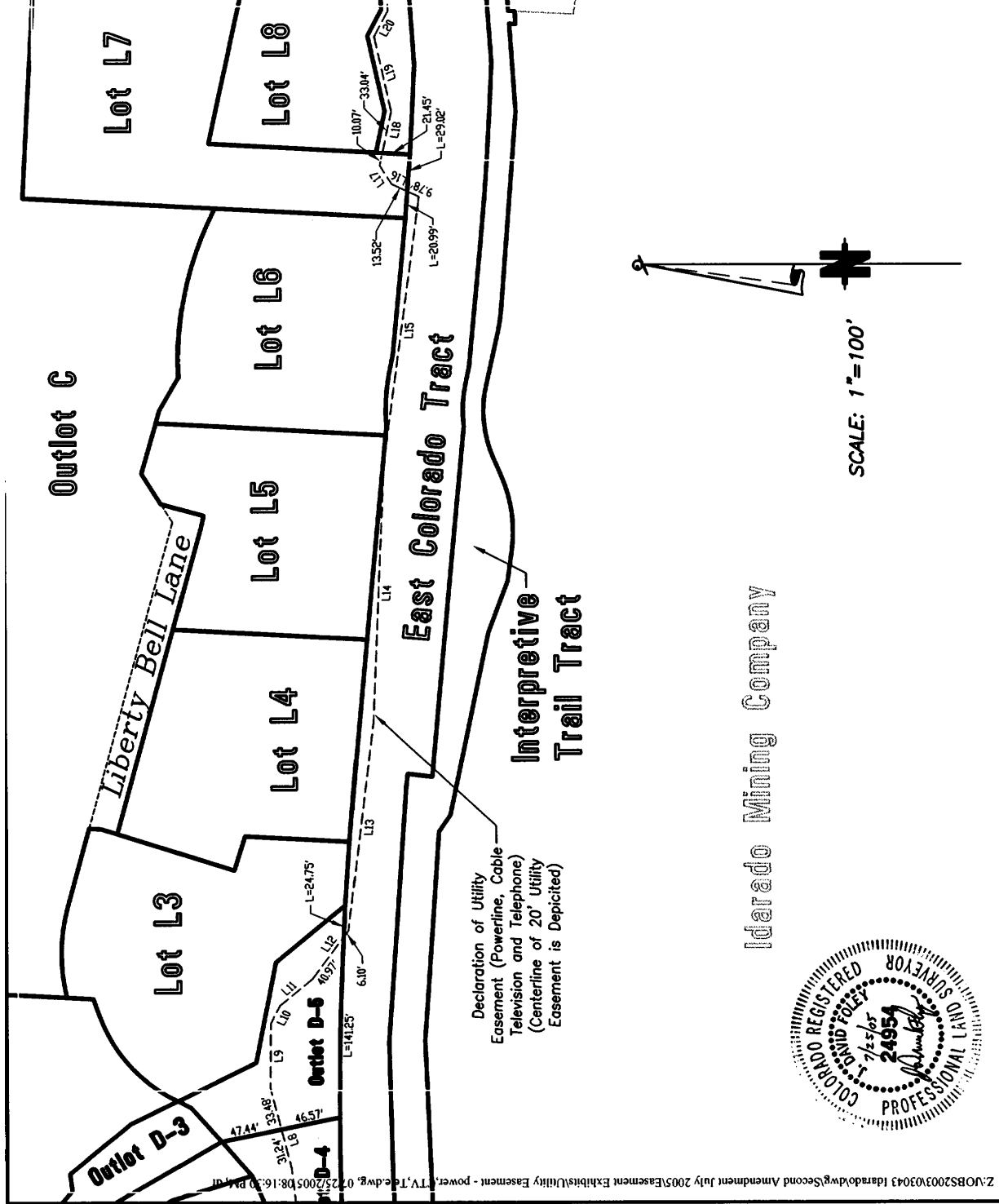
UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	267.36'	N86°28'39"E
L2	180.21'	N82°56'32"E
L3	38.43'	N33°37'49"E
L4	19.03'	N65°31'07"E
L5	127.30'	N78°04'25"E
L6	69.95'	N68°04'13"E
L7	50.66'	N83°16'07"E
L8	64.72'	N75°25'26"E
L9	50.62'	S89°31'30"E
L10	16.00'	S63°12'41"E
L11	32.53'	S39°08'55"E
L12	47.07'	S59°16'30"E
L13	164.46'	S82°52'48"E
L14	200.94'	S87°28'44"E
L15	209.68'	S82°20'19"E

UTILITY EASEMENT CURVE TABLE

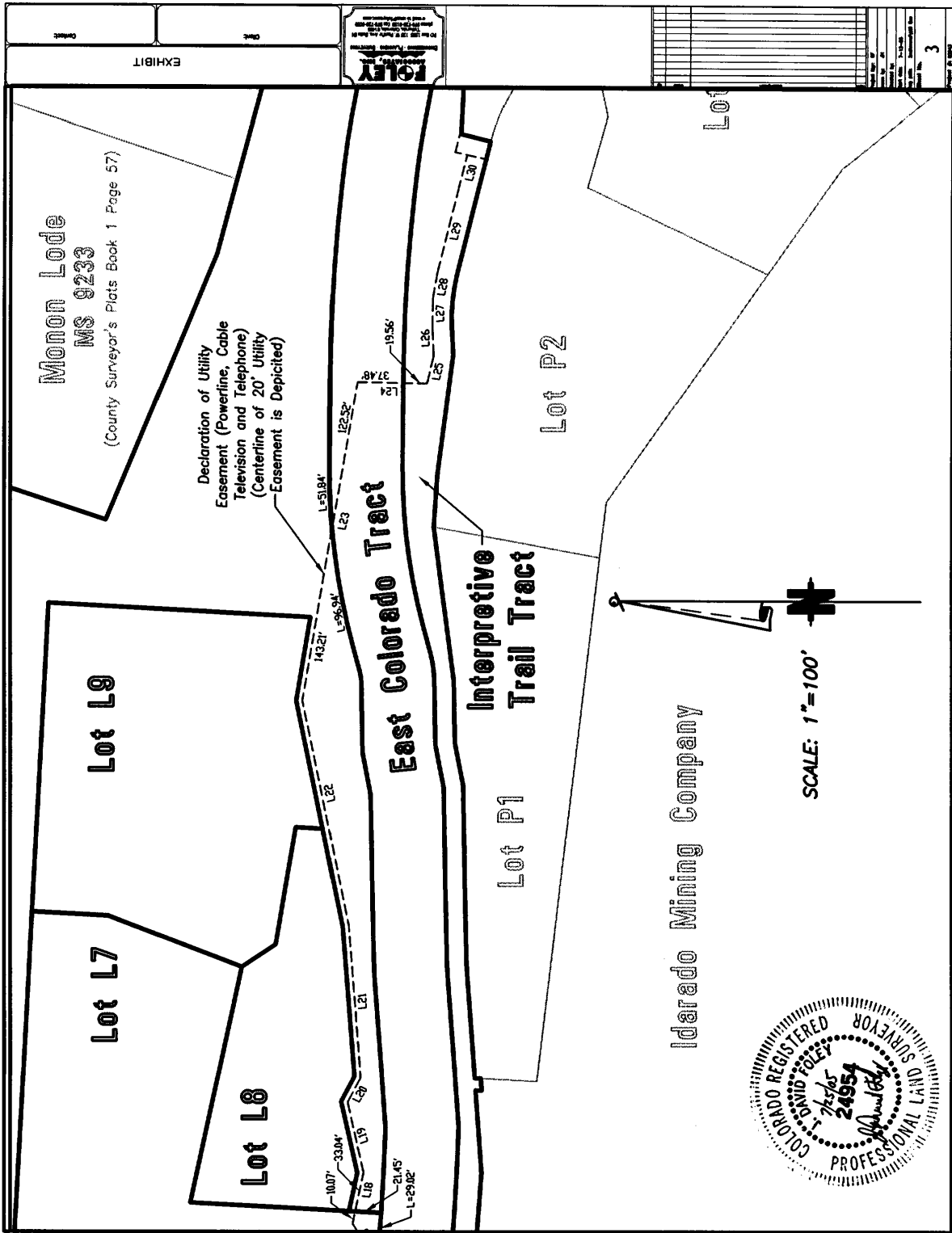
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	136.98'	2220.00'	3°32'07"	136.96'	N84°42'35"E

DATE	08/18/2005
TIME	10:37 AM
PROJECT	377046
DRAWN BY	[Signature]
CHECKED BY	[Signature]
SCALE	1"=100'
SHEET NO.	2
TOTAL SHEETS	17



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DATE	08/18/2005
TIME	10:37 AM
PROJECT	377046
DRAWN BY	[Signature]
CHECKED BY	[Signature]
SCALE	1"=100'
SHEET NO.	2
TOTAL SHEETS	17



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EXHIBIT "B"
(DESCRIPTION OF EASEMENT AREA)

**FOLEY ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING
P. O. BOX 1385
TELLURIDE, CO 81435
970'728'6153**

PROPERTY DESCRIPTION

A part of the East Colorado Tract, the Interpretive Trail Tract, Outlot D4, Outlot D5, Outlot C, Lot L1, Lot L3, Lot L4, Lot L5, Lot L6, Lot L7, Lot L8 and Lot L9 of the Second Amendment to the Final Idarado Subdivision Exemption Plat and Plan for Cluster Development Lots recorded in the office of the San Miguel County Clerk and Recorder in Plat Book 1 at page _____, further described as follows:

Beginning at the northwest corner of the Employee Housing Parcel A, of the Idarado Subdivision Exemption Plat and Plan for Cluster Development Lots, Subdivision Exemption Plat for Employee Housing Parcel and Subdivision Exemption Plat for Association Parcel, according to the plat filed in the office of the Clerk and Recorder in Plat Book 1 at page 3238;

thence N 86°28'39" E a distance of 242.24 feet to the northeast corner of said Employee Housing Parcel A;

thence continuing N 86°28'39" E a distance of 25.12 feet;

thence along a tangential curve, concave to the north, having an arc length of 136.98 feet, a radius of 2220.00 feet, an included angle of 3°32'07", a chord length of 136.96 feet, and a chord bearing of N 84°42'35" E;

thence N 82°56'32" E a distance of 180.21 feet;

thence N 33°37'49" E a distance of 38.43 feet;

thence N 25°31'07" E a distance of 19.03 feet;

thence N 78°04'25" E a distance of 127.30 feet;

thence N 68°04'13" E a distance of 69.95 feet;

thence N 83°16'07" E a distance of 50.66 feet;

thence N 75°25'26" E a distance of 64.72 feet;

thence S 89°31'30" E a distance of 50.62 feet;

thence S 63°12'41" E a distance of 16.00 feet;

thence S 39°08'35" E a distance of 32.53 feet;

thence S 53°16'30" E a distance of 47.07 feet;

thence S 82°52'48" E a distance of 164.46 feet;

thence S 87°28'44" E a distance of 201.94 feet;

thence S 82°20'19" E a distance of 209.68 feet;

thence N 25°02'37" E a distance of 23.31 feet;

thence N 57°41'34" E a distance of 17.18 feet;

thence S 77°57'08" E a distance of 43.11 feet;

thence N 77°08'23" E a distance of 59.22 feet;

thence S 62°25'10" E a distance of 22.96 feet;

thence N 85°39'30" E a distance of 126.59 feet;

thence N 78°24'57" E a distance of 188.86 feet;
thence S 80°18'20" E a distance of 265.73 feet;
thence S 00°56'06 W a distance of 57.04 feet;
thence S 76°48'55" E a distance of 23.94 feet;
thence N 87°06'31" E a distance of 22.33 feet;
thence S 89°17'39" E a distance of 24.62 feet;
thence S 79°53'07" E a distance of 22.12 feet;
thence S 76°01'38" E a distance of 71.86 feet;
thence S 76°06'28" E a distance of 27.25 feet to the POINT OF TERMINATION.



J. David Foley P.L.S. #24954