

**MOUNTAIN MEADOW PRESERVE
ENTRY SIGN EASEMENT**

MOUNTAIN MEADOW PRESERVE LLC, A COLORADO LIMITED LIABILITY COMPANY ("Grantor") whose address is 4185 CR 154, Glenwood Springs, Colorado 81601, for the consideration of Ten Dollars (\$10) and other good and valuable consideration hand paid, hereby sells and conveys to the MORE'S CORNER HOMEOWNERS ASSOCIATION, A COLORADO NONPROFIT CORPORATION ("Grantee"), whose address is 4185 CR 154, Glenwood Springs, Colorado 81601, an irrevocable, perpetual and exclusive easement (the "Easement") on, over, under and through the real property in the County of Routt, State of Colorado, to wit:

The "Entry Signage Easement" areas as shown on the plat of More's Corner, Routt County, Colorado according to the plat thereof in File No. 13152

for the purpose of constructing, installing, maintaining, operating, using, displaying, modifying, improving, replacing and removing entry and subdivision identification signs, associated landscaping and other facilities. The Easement shall be subject to all terms and conditions of this instrument and to covenants, restrictions, reservations, easements and rights-of-way of record, including, without limitation, the Declaration. Grantee accepts the Easement and agrees that the Easement and all signs and other improvements and facilities constructed therein shall be common elements for purposes of the Declaration, and all of Grantee's expenses associated therewith shall be common expenses.

Grantee agrees to maintain the property subject to the Easement and all improvements within the Easement in accordance with the Declaration in a good, clean, safe and attractive condition. The Easement shall be a perpetual burden to the signage easement area and may not be revoked, vacated, released, relocated, amended or terminated except as provided in the Declaration.

This agreement may be amended by an instrument in writing executed and acknowledged by the parties hereto and recorded in the Routt County records.

IN WITNESS WHEREOF, the parties hereto have executed this Sign Entry Easement as of the 6th day of ~~June~~ 2002.

September

GRANTOR:

MOUNTAIN MEADOW PRESERVE LLC, A COLORADO
LIMITED LIABILITY COMPANY

By: _____

Bruce E. Shugart, Manager

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Ray Walenda Routt County, CO EASEMENT R 21.00

0 0.00

State of Colorado)
 ss:
County of ~~Monte~~)
 ~~Monte~~ Garfield

The foregoing Entry Sign Easement was acknowledged before me this 6th day of June September 2002, by Bruce E. Shugart as Manager of MOUNTAIN MEADOW PRESERVE LLC, A COLORADO LIMITED LIABILITY COMPANY.



Witness my hand and official seal.

Michael A. Shurin
Notary Public
My commission expires: 12/27/03

ACCEPTED by the More's Corner Homeowners Association, a Colorado nonprofit corporation.

MORE'S CORNER HOMEOWNERS ASSOCIATION, A COLORADO NONPROFIT CORPORATION

By: Bruce E. Shugart
Name: Bruce E. Shugart
Title: Manager

STATE OF COLORADO)
 ss,
County of ~~Monte~~)
 ~~Monte~~ Garfield

SUBSCRIBED and sworn to before me this 6th day of June September 2002 by Bruce Shugart as Manager of MORE'S CORNER HOMEOWNERS ASSOCIATION, A COLORADO NONPROFIT CORPORATION.



WITNESS my hand and official seal.

Michael A. Shurin
Notary Public
My commission expires: 12/27/03

(Mountain Meadows/Entry Sign Easement)



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PM OPERATING SUBSIDIARY, LTD.

By: Pete C. Murray
Title: General Partner

STATE OF Colorado)
ss.
County of Garfield)

ACKNOWLEDGED before me this 6th day of September 2002 by Pete Murray as General Partner of PM OPERATING SUBSIDIARY, LTD.

WITNESS my hand and official seal.



Michael A. Murray
Notary Public
My commission expires: 12/21/03

SUNDOG ENTERPRISES, LLC

By: Bruce E. Shugart
Title: Manager

STATE OF Colorado)
ss.
County of Garfield)

ACKNOWLEDGED before me this 6th day of September 2002 by Bruce Shugart as Manager of SUNDOG ENTERPRISES, LLC.

WITNESS my hand and official seal.



Michael A. Murray
Notary Public
My commission expires: 12/21/03



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Key Mainland Routt County, CO EASEMENT R 21.00 D E.00