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. 13/52.

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 LIMTED LIABILITY COMPANY

DESCRIPTION OF THE PROPERTY CONTRACT

Bruce E. Shugart, Manager

09/2

State of Colorado) ss:
County of Roun)
The foregoin 2002, by Bruce E. S	September Sentry Sign Easement was acknowledged before me this 6th day of June Shugart as Manager of Mountain Meadow Preserve LLC, a Colorado OMPANY.
(SPAL)	Notary Public My commission expires: 12/27/0.3
Camming S	ivey commission expires.
ACCEPTED by the M	ore's Corner Homeowners Association, a Colorado nonprofit corporation.
	More's Corner Homeowners Association, a Colorado nonprofit corporation By: Name: Equa E Sugar Title: manager
HOMEOWNERS ASSO	ss.) September ED and sworn to before me this <u>6th</u> day of June 2002 by
(Moustain Meadows/Ensry Si	(n Equation Routs County, CO EASEMENT R 21.00 D 0.00

CONSENT AND SUBORDINATION BY DEED OF TRUST BENEFICIARIES

The undersigned, as beneficiaries under those certain Trust Deeds encumbering the property burdened by the foregoing instrument, hereby approve and consent to the foregoing instrument and each of the provisions thereof, and for good and valuable consideration, the receipt of which is hereby acknowledged, hereby agree that any and of their rights and interests under the Trust Deeds specified below shall be and are hereby declared to be junior and subordinate to the provisions of the foregoing instrument.

This Consent and Subordination by Trust Deed beneficiaries pertains to the Trust Deeds or other instruments recorded at Reception Nos. 543967 and 543969 of the Routt County records.

COMMERCIAL FEDERAL BANK, A

	Tric: Assistant Vice President
STATE OF Coloredo) ss.	
ACKNOWLEDGED before me this MAN OF ACKNOWLEDGED before me this MAN OF COMMERCIA	day of June 2002 by Frenk T. Sering a a. Federal Bank, a Federal Savings Bank.
WITNESS my hand and official seal.	
(S.EATJ)	Notary Public Checkers, Co. My commission expires: 11-30-05

	By: Site C. Mun. Title: Coeneral Forture
STATE OF Colorado)	
ss. County of <u>Garfiel &</u>)	
ACKNOWLEDGED before me this of PM OP	September 6th day of June 2002 by Peter Weinia as ERATING SUBSIDIARY, LTD.
WITNESS my hand and official seal. (S.E.A.L.)	Notary Public
C (10) F	My commission expires: /2 /27/03
Consequence of the second	
	By: But E. Shung
STATE OF Colorado) SS. County of Garfiell)	
	September
ACKNOWLEDGED before me this 6th	day of June 2002 by Brue Shugs 4 as GENTERPRISES, LLC.
WITNESS my hand and official seal. (SEAD)	Notary Public My commission expires: 12/27/03
15.41C.7	wry commission expires. 7015
Maria Maria	1 1 11 11 11 11 11 11 11 570057
	Page: 4 of 4 05/23/2002 03:59 Key Weinland Rout! County. CO EASEMENT R 21.00 D 0.00

PM OPERATING SUBSIDIARY, LTD.