

April 6, 1992

Enclosed please find a copy of the Road Policies, Management and Maintenance for The Divide.

These policies have been adopted by The Board of Directors to protect and maintain the life of the roadways within The Divide.

You, as the homeowner, will be responsible for informing your contractor of these policies before construction or improvement of your homesite begins.

It is of the utmost importance to follow these policies to eliminate damage during the construction or improvement cycle of a homesite.

If damage has occurred to the roadway or any Association property due to your contractor or their employees, the contractor must contact the Association Manager as soon as possible. A physical review will be set up between the Association's Engineer and Manager to determine the damage and repair needed. The Association Manager will then report back to you and your contractor to have the necessary repairs made.

If the contractor fails to contact the Association Manager in a reasonable amount of time after the damage has occurred, the manager will have the Association's Engineer determine the full length of damage and make the necessary repairs. The owner will then be sent a bill and be responsible for reimbursement due the Association per Article III, section 3.17 of the Declaration of Covenants, Conditions and Restrictions for The Divide.

The Association Manager will spot check vehicles for the weight limitation, as well as daily checks for roadway and Association property damage occurring due to construction or improvements of a homesite.

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We have requested the Town Building Department to notify our Association of any building permits being issued within The Divide so we can send you another reminder letter of our rules and regulations at the time of any construction activity.

If you have any questions, please call the Association Manager or any of the Board Members.

Sincerely,

Kenneth R. Sontheim
President

DCB/krs/rdwrnty