

When Recorded, Return to:

## DECLARATION OF EASEMENT AND JOINT DRIVEWAY MAINTENANCE

This Declaration of Easement and Joint Driveway Maintenance ("Declaration") is made this 29 day of November, 2023 ("Effective Date"), by and between Jeff & Julie Renehan ("JJ Renehan") and Brad and Sandy Renehan ("BS Renehan"), collectively known as "Owners".

### RECITALS

WHEREAS, Owners jointly own that certain properties to be known as Lots 1, 2, and 3, collectively known as "The Lots", pursuant to the final plat of 5740 Burgess Road (the Renehan "Subdivision"), El Paso County, Colorado to be recorded by "Owners" as described on Exhibit A, attached hereto.

WHEREAS, Owners desire to provide mutual access to The Lots described on Exhibit A attached hereto and to provide for the construction and maintenance of a shared driveway on the Access Easement Area (the "Joint Driveway").

### DECLARATION

NOW, THEREFORE, Owners agree and declare for themselves, their successors and all subsequent Owners of the Lots, that the Lots shall be held, sold, and conveyed subject to the following:

1. Recitals. The Recitals are hereby incorporated herein.
2. Grant of Easement. Subject to the terms, covenants, agreements and conditions of this Declaration, Owners hereby establish and grant a perpetual non-exclusive easement (the "Access Easement") in and to, over, across, under and through the Access Easement Area as reasonably necessary for vehicular and pedestrian ingress and egress to the Lots. The Access Easement shall in perpetuity be appurtenant to and for the benefit of all Owners of all or any portion of the Lots and all their respective successors, assigns, licensees, and invitees, and shall and run with the Lots.
3. Use of Easement.
  - 3.1 Maintenance. Unless otherwise agreed upon by the Owners, the Owners shall share equally in the construction, maintenance, repair and/or replacement of the Joint Driveway, including, without limitation, any paving, cleaning, and snow removal, as follows: The Owners shall construct and maintain the Joint Driveway. All construction and maintenance shall be

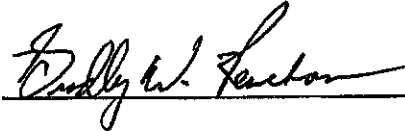
IN WITNESS WHEREOF, the undersigned has executed and delivered this Declaration as of the date first above written.

OWNERS:


Jeff Renehan

Digitally signed by Jeff Renehan  
Date: 2023.11.29 11:35:43 -07'00'

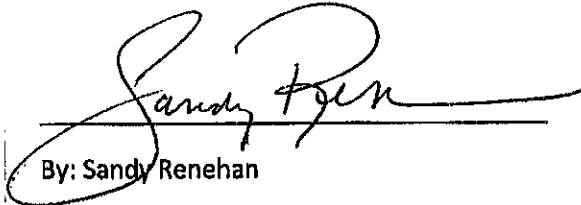
By: Jeff Renehan



By: Brad Renehan



By: Julie Renehan



By: Sandy Renehan

STATE OF COLORADO )

) SS.

COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_ a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public