

**AMENDMENT
ACCESS EASEMENT AGREEMENT**

This Access Easement Agreement ("Agreement") Amendment is entered into and made effective this 11 day of June, 2024, between **Forest Lakes Metropolitan District**, a quasi-municipal corporation and political subdivision of the State of Colorado whose address is 2 N. Cascade Avenue, Suite 1280, Colorado Springs, CO 80903 ("Grantor"), and **Andrew C. Alm** ("Grantee"), whose address is 2383 Collegiate Drive, Colorado Springs, CO 80918.

Background and Purpose

- A. The original Agreement was granted to provide Grantee with access to the Grantee property sufficient to get a building permit and to build a house.
- B. The original owner of the property covered by the easement, Forest Lakes LLC, deeded the said property to Forest Lakes Metropolitan District by Bargain and Sale Deed recorded in the Official Records of El Paso County as 223001405 dated 1/6/2023 8:21 am.
- C. The original Agreement specifies a maximum width of 15 feet for a non-paved driveway within a 30-foot-wide easement.
- D. Monument Fire District's approval of the driveway is part of the El Paso County subdivision process, which is required prior to the start of new house construction.
- E. The 2015 Amended International Fire Code Appendix D Table D103.4 requires a minimum driveway width of 20 feet.
- F. The Grantor and Grantee desire to amend the Agreement to comply with the governmental requirements.
- G. This Amendment is to be amended to the original 12-page Agreement 223000909 dated 1/5/2023 8:05AM and Electronically Recorded Official Records El Paso County CO.
- H. Both parties recognize that the only item changing on the original Agreement is the width of the non-paved road changing from a maximum of 15 feet wide to a maximum of 22 feet wide within the original 30-foot access easement.

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, Grantor and Grantee agree to the following update (Only item #2 below is to be amended.):

2. Limitations on Use of Easement Area by Grantee. Any Road constructed by Grantee within the Easement Area must not be paved and may not exceed ~~fifteen (15)~~ **twenty-two (22)** feet in width. Once the Road is constructed, the remainder of the Easement Area may not be used or improved by Grantee for any purpose without the prior written consent of Grantor. Grantee may not construct another road within the Easement Area if there is already a Road constructed within the Easement Area. Grantee acknowledges the Grantor Property will be subject to a perpetual Deed of Conservation Easement (the "CE Deed") in which the Palmer Land Conservancy, a charitable Colorado nonprofit corporation, will hold a property interest in the Grantor Property and which will restrict the use of the Grantor Property to ensure its conservation values are preserved forever. Grantee acknowledges Grantee's use of the Easement Area will

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Steve Schleiker

06/19/2024 04:24:43 PM

Doc \$0.00

Rec \$33.00

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Pages

El Paso County, CO



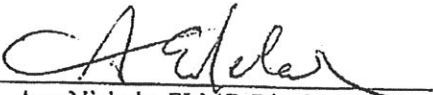
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be subject to enforcement by Grantor. Grantor may allow the Grantor Property to be used for passive non-motorized recreational use and trails may be constructed that intersect, cross or parallel the Road. Grantee shall not fence any portion of the Easement Area or Road nor prohibit access on, across, over or along the Road without Grantor's prior written consent, except that Grantee may post signs along the Road approved in advance by Grantor indicating the Road is private.

[SIGNATURES ON NEXT PAGES]

GRANTOR:

FOREST LAKES Metropolitan District
a quasi-municipal corporation and political subdivision of the State of Colorado

By: 
Ann Nichols, FLMD District Manager

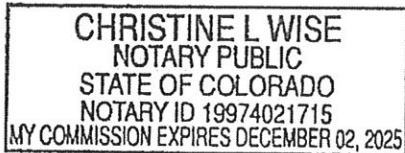
STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 11TH day of June, 2024, by
Ann Nichols, FLMD District Manager.

Witness my hand and official seal.

My commission expires:


Notary Public



GRANTEE:

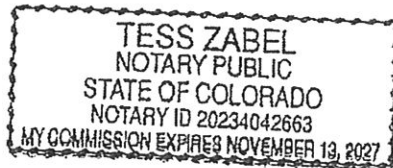
Andrew C. Alm
Andrew C. Alm

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 11 day of June, 2024, by Andrew C. Alm.

Witness my hand and official seal.

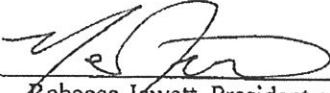
My commission expires: NOV 13 2027



[Signature]
Notary Public

ADDITIONAL CONSENT:

William J. Palmer Parks Foundation, Inc. dba Palmer Land Conservancy
a charitable nonprofit Colorado corporation


By: 
Rebecca Jewett, President and Chief Executive Officer

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 18th day of June, 2024, by
Rebecca Jewett, President and Chief Executive Officer.

Witness my hand and official seal.

My commission expires:
Sept. 24, 2024


Notary Public

