

MAINTENANCE PLAN
SANCTUARY OF PEACE RESIDENTIAL COMMUNITY
EL PASO COUNTY, COLORADO

The Sanctuary of Peace Residential Community will provide for the long term maintenance and care of the the Community's Common Elements as described in the DECLARATIONS AND PROTECTIVE COVENANTS for the Sanctuary of Peace Residential Community (D&PC). These Common Elements include private roads, drives, guest parking, Common house / Community Center, garages, potable water system, onsite wastewater treatment systems (OWTS), and open space tracts. These Common Elements are not maintained by a governmental or quasi-governmental agency.

The following D&PC references will provide for maintenance and the organization providing adequate funding for the Common Elements.

- Per Section 1.B., a nonprofit corporation is to be formed, the Sanctuary of Peace Property Owners Association, Inc., a perpetual entity, for purposes of operating the community consistent with the covenants, including maintenance activities (consistent with EPC LDC 6.2.8(B)(4));
- Per Section 2.B., the Association is to purchase insurance in amounts sufficient to repair damage, and ensure maintenance of common elements;
- Per Section 4., covering maintenance, specifically Section 4.B., the Association is charged with maintaining all common elements not expected to be otherwise addressed by a governmental entity (specifically consistent with EPC LDC 6.2.8(B)(1)), specifically identifying all such common elements;
- Per Section 4.D., the Association is specifically authorized to collect taxes and assessments as necessary for maintenance of the common elements. Section 4.D. likewise provides a mechanism for valuation of common elements for purposes of assessments upon individual lots;
- Per Section 5.C., the Association is authorized to access lots and units for purposes of emergency repairs or maintenance to common elements, and provided easements to accomplish the same;
- Section 10 provides for the calculation for determination of pro rata assessments for repair and maintenance of common elements;
- Section 37 concerns the Associations authority to collect assessments from lot/unit owners in amounts sufficient to allow the Association to complete its duties, including maintenance of common elements, under the Covenants (consistent with EPC LDC 6.2.8(B)(3)). Section 37.C. provides for lien mechanisms for collection of such regular or special assessments, and 37.D.vii. provides for other enforcement mechanisms for unpaid assessments;
- Section 37.D.ix. provides for collection of annual assessments as necessary for the Association's annual budget, and Section 37.D.x. provides the authority to collect special assessments based on special needs in the Association's discretion;

- Section 41.H. appoints the Association as the attorney-in-fact for property owners allowing the Association to undertake any and all necessary maintenance and repair, including upon an individual owner's behalf;
- Section 42.B.i. empowers the Association to adopt such bylaws, rules and regulations as it deems appropriate, including Best Maintenance Practices, as may be applicable.
- Section 42.B.iii. empowers the Association to collect assessments as necessary for maintenance of common elements;
- Section 42.B.viii. specifically empowers the Association as to regulation and maintenance of common elements;

The Sanctuary of Peace Community will also initiate the following maintenance plan for the long term care of the Common Elements.

- Private Roads, Drives, and Guest Parking - Private drive, driveways and guest parking areas shall be inspected bi-annually during the spring and fall to ensure they are in adequate condition and pose no hazards to the public. Road repairs and snow removal will be completed by an outside contractor.
- Common House/Community Center and garages - Common House, Community Center and Garages shall be inspected bi-annually during the spring and fall to ensure they are in adequate condition and pose no hazards to the public. Items that are found to be damaged or in violation of Code shall be replaced. Routine maintenance and repairs will be completed by an outside contractor.
- Water System - Shall be administered monitored by a Colorado Department of Public Health and Environment certified water system Operator contracted by the Community. An operation and maintenance manual shall be filed with the CDPHE that outlines the responsibilities of the Operator, the procedure for inspections and maintenance of the Water System, Record keeping, Emergency Response and other items as required by the CDPHE.
- OWTS - Onsite wastewater Treatment Systems - Shall be administered monitored by a Colorado Department of Public Health and Environment certified Wastewater system Operator contracted by the Community. An operation and maintenance manual shall be filed with the El Paso County Public Health Environmental Health Division that outlines the responsibilities of the Operator, the procedure for inspections and maintenance of the Wastewater System, Record keeping, Emergency Response and other items as required by said Environmental Health Division.
- Open Space Tracts – The Sanctuary of Peace Residential Community lands have undergone extensive fire mitigation efforts. Except for purposes of disease and blight control, public safety, future building lot preparation, and infrastructure installation by said Community, no portion of the remaining natural Ponderous/Fir tree barrier

described in paragraph 14. of the D&PC may be removed, timbered, cut down or otherwise materially altered, absent amendment of the D&PC by unanimous consent of the members of the Association. In the event that such alteration is authorized, the Community will contract with an outside party to complete the maintenance.

- Storm Water Detention Ponds – A private Detention Basin / Stormwater Quality Best Management Practice Maintenance Agreement will be filed through the Final Plat process as approved by the El Paso Board of County Commissioners.