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**TEMPORARY DECLARATION ("DECLARATION") OF
EASEMENTS FOR PARKING AND VEHICULAR AND
PEDESTRIAN CIRCULATION**

MOUNTAIN PROPERTY DEVELOPMENT, INC., a Colorado corporation ("MPD"), hereby declares and establishes a nonexclusive easement for vehicular and pedestrian circulation and for parking (the "Easement") over and across those portions of Lot 63, Barn Village at Steamboat (the "Lot"), File No. 1383/ of the Routt County records (the "Plat"), located outside the exterior walls of building improvements now or hereafter constructed on such Lot, and from time to time improved for purposes of vehicular and pedestrian circulation and parking. This Easement shall only encumber areas which are from time to time designed, improved and otherwise suitable for use for vehicular and pedestrian circulation and parking and shall automatically terminate as to any specific area if such area is no longer improved and used for such purposes. The rights established under this Easement include the right to construct circulation and parking improvement in accordance with land use approvals of the City of Steamboat Springs ("City"). This Declaration shall terminate automatically at the time it is replaced with the "Lot 63 Declaration" as such term is defined in Paragraph 6(f) of the Agreement between MPD and the Yampa Valley Medical Center dated March 5, 2008.

All costs and expense of construction, maintenance, repair and replacement, including snow removal, of the improvements within the Easement including parking lots, roadways, sidewalks and pathways, will be the responsibility of the owner of the portion of the Lot on which such improvements are located and each such owner covenants and agrees with the other owners whose property is subject to the Easement to maintain such improvement on such owner's property in good condition and repair. Notwithstanding the foregoing, if there is a single condominium project or building constructed on Lot 63, all such construction and maintenance costs shall be borne by the owner constructing such improvements or the owner or property owner's association for such project or building. The Easement is subject to all matters of record on the date of recording of this Declaration.

The Easement shall be a burden, benefit and be an appurtenance to Lot 63 and every portion thereof and shall run with the land. This Easement may be amended only by written instrument recorded in the real property records of Routt County, Colorado executed and acknowledged by the owners of Lot 63. If at the time of such amendment, Lot 63 has been subdivided into separate condominium units and a unit owners association is in place with respect to such condominium, such association shall be entitled to consent to an amendment of this instrument without the individual consent of any unit owner. Declarant expressly intends that the doctrine of merger or similar rules shall not be applied to defeat the provisions of this Declaration.

