

DILLEY RANCH PROPERTY OWNERS ASSOCIATION

POLICY AND PROCEDURE

ROAD MAINTENANCE AND REPAIR

Adopted: March 10, 2013

On the 28th day of August, 1996 D&K, a General Partnership conveyed a total of 91.97 acres of vacant land platted and assigned assessor's schedule numbers as follows: #10048279 R 001 The Dilley Ranch #1 Roads, #10048672 R 001 The Dilley Ranch #2 Roads, #10048683 R 001 The Dilley Ranch #3 Amended Plat., #10048781 R 001 The Dilley Ranch #4 Roads to the Dilley Ranch Property Association.

The following policy and procedure has been adopted by the Board of Directors ("Board") of the Dilley Ranch Property Owners Association, Inc. ("DRPOA") to identify the responsibilities of the Board and the DRPOA members for sustaining and improving the DRPOA's private roads. The Board will assign a Road Committee to conduct the business of the repair and improvement of and snow removal from the DRPOA private road system. The DRPOA will not improve or maintain or remove snow from any private driveways or right of ways. Access to any privately held real property that is not part of the DRPOA from the Dilley Ranch road system is prohibited.

1. Repair and Improvement

- A. The repair of the DRPOA roads is one of the primary responsibilities of the Board. The Board will take action for the annual repair of ranch roads. The removal of materials from the roads' drainage ditches, correction of storm erosion, and the replenishment of road surface materials will primarily be conducted in the spring of each year. The Board will address the trimming of trees that interfere with safe vehicular passage and sight on an ongoing, as needed basis. The care and maintenance of the ranch road signs will be assessed on an annual basis. The DRPOA members are responsible for the proper maintenance and clearing of private driveway culverts (See Driveway Culverts P&P). Litter and debris pickup and removal from the DRPOA roads is primarily the responsibility of the DRPOA property owners.
- B. The improvement of DRPOA roads is an on-going effort. The Board will review and approve a continuing plan of annual improvements to the road system. It is recommended that a four (4) year projection of improvement projects be in place, allowing a responsible DRPOA budget to be formed. The improvements will be based primarily on making enhanced sustainability to

the road surfaces (i.e. drainage) with a concerted effort to improve vehicle safety during all seasons of the year. The Board will make every effort to standardize a safe driving condition throughout the entire DRPOA road network.

2. Snow Removal

- A. The requirement of snow removal varies drastically throughout the DRPOA's road network. The natural topography of the land allows for a wide variance in snow accumulation. It is a primary objective of the Board to maintain the DRPOA road network to a safe "Winter-Driving" condition. It is accepted that the Ranch is a rural mountain community. Winter conditions require that vehicles be properly prepared and equipped.
- B. The Board will assure that the Chairman of the Road Committee has properly secured a contract for the proper removal of snow for each winter season.
- C. Action will be implemented to remove snow from the ranch roads when accumulation approaches eight (8) inches. Due to the aforementioned variance in terrain, different areas of the ranch will require action while others have not yet attained the agreed snow depth. Under no situation will the actual depth of snow override the safety of vehicle travel.
- D. DRPOA members shall contact the Road Committee Chairperson, or his/her designee, when snow/road conditions are approaching required accumulation. The current Road Committee Chairman and proper contact information will be published on the DRPOA's website.

SECRETARY'S CERTIFICATION:

The undersigned, being the Secretary of the Dilley Ranch Property Owners Association, Inc. a Colorado non-profit corporation, certifies that the foregoing policy and procedure was adopted by the Board of Directors of the Association, during a duly called and held meeting of the Board on March 10th, 2013 and in witness thereof, the undersigned has subscribed his/her name.

DILLEY RANCH PROPERTY OWNERS ASSOCIATION, INC.

A Colorado non-profit corporation

By: _____


Robert L. Shelton, Secretary