

instrument in writing transferring the same or a part thereof to the utility company or other entity requiring the easement or to the Association. Upon any such transfer, LOCC shall be relieved from all continuing responsibilities therefor.

ARTICLE XIII

Private Road Easement, Private Access Easement

Driveways and Emergency Access

1. Ownership of Private Road Easement. The title in fee to all lands platted as the private road easement, known as Lazy O Road, as shown on the recorded plat of Lazy O Ranch, shall be and remain vested in LOCC until such time as it shall have executed and delivered an instrument in writing transferring the same or a part thereof to the Association. At such time as LOCC makes such transfer the Association will be responsible for all maintenance and responsibilities pertaining to the Lazy O Road.
2. Grant of Access Easements Over Private Road. LOCC hereby conveys to the Association, for the private use of the owners of the Lots being served thereby in the Lazy O Ranch, a nonexclusive easement over and across the private road easement known as Lazy O Road on the recorded plat of the Lazy O Ranch. From and after the time LOCC completes construction of Lazy O Road and transfers title to the Association, the Association shall be responsible to accomplish and pay for all maintenance and upkeep of Lazy O Road.

3. Maintenance of Driveways. All driveways constructed in the Lazy O Ranch shall be constructed and maintained at the expense of the owner(s) whose Lot(s) is being served by a particular driveway. The owner whose Lot is being served by a particular driveway shall be responsible for ongoing dust control of the private driveways and shall treat the driveways as necessary with magnesium chloride or other dust suppressants approved by the Pitkin County Environmental Health Department.

4. Emergency Access Easement. A nonexclusive easement for ingress and egress is hereby granted to all police, sheriff, fire protection, ambulance and other similar emergency agencies or persons, now or hereafter servicing the Lazy O Ranch and its residents, to enter upon all private roads and driveways located in the Lazy O Ranch and on any property in the Lazy O Ranch in the lawful performance of their duties.

5. Division of Wildlife & ACES. Representatives from the Division of Wildlife and Aspen Center for Environmental Studies may use the private roads to enter the ranch and the Wildlife Conservation Area for wildlife observation and studies. Both parties shall notify the ranch manager of all visits, studies and recommendations, and shall close all gates upon exiting.