

ACCESS ROAD AND PARKING MAINTENANCE AGREEMENT

THIS ACCESS ROAD AND PARKING MAINTENANCE AGREEMENT is made and entered into this 2nd day of August, 1996, by and between THE PARK WEST CONDOMINIUMS AT SUN DISK VILLAGE CONDOMINIUM ASSOCIATION, a Colorado corporation, hereinafter referred to as "Park West Association," and SUN DISK CONDOMINIUM ASSOCIATION, a Colorado nonprofit corporation, hereinafter referred to as "Sun Disk Association."

WITNESSETH:

WHEREAS, the associations serve two separate condominium developments, both of which benefit from the use of the private driveway from Windmill Drive, Fort Collins, Colorado, and the parking area in the center of the five (5) buildings, all of which are illustrated on the attached exhibit and designated as a common element on the condominium map of the Park West Condominiums at Sun Disk Village recorded March 30, 1984, in Book 2265 at Page 954; and

WHEREAS, the associations, for the use and benefit of their unit owners, agree to pay all costs and expenses for the lighting, maintenance, repair, and replacement of the access road and parking area as more fully provided hereinafter.

NOW, THEREFORE, in consideration of their mutual promises, the parties agree as follows:

1. The parties agree that the preamble hereinabove set forth shall be, and the same hereby is, incorporated into and made a part of this Agreement by reference.

2. The parties agree to assess their members for dues and to pay the cost of lighting, maintenance, repair, and replacement of the access road and the parking area, to the extent that said access road and parking area serves and benefits the Park West Condominiums at Sun Disk Village and the Sun Disk Condominiums. The associations agree that the lighting, maintenance, repair, and replacement shall be paid two-thirds (2/3) by the Park West Association and one-third (1/3) by Sun Disk Association, their successors and assigns.

3. The parties agree that time shall be of the essence.

4. The parties agree that this Agreement shall be binding upon the parties hereto, their successors and assigns.

This Agreement was made and entered into the day and year first above written.

THE PARK WEST CONDOMINIUMS AT SUN
DISK VILLAGE CONDOMINIUM
ASSOCIATION, a Colorado corporation

By Ann M. Jordan, Pres.
Ann M. Jordan, President

SUN DISK CONDOMINIUM ASSOCIATION, a
Colorado nonprofit corporation

By Mark A. Linder
Mark A. Linder, President

Return To: Linder Real Estate
3500 STE. Parkway
FT Collins, CO 80525
#221

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EXHIBIT

THE CONDOMINIUM MAP OF THE PARK WEST CONDOMINIUMS AT SUNDISK VILLAGE
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN, LARIMER COUNTY, CO

