Shared Road Use & Maintenance Summary

EDWARD E. HILL ESTATES SUBDIVISION • TWIN LAKES, LAKE COUNTY, CO

Location:	Twin Lakes, Lake County, Colorado	**Jurisdiction:**	Private Subdivision Interior Roads
Subject:	Shared Road Use, Seasonal Plowing & HOA Provisions	**Public Maintenance:**	Terminates at County Road 10

1. Road Classification & Public Service Boundary

All interior subdivision roads serving parcels within the Edward E. Hill Estates are formally classified as **private access roads**. Lake County Road and Bridge maintenance, routine grading, and official county snow removal operations terminate at County Road 10. Consequently, Lake County accepts no responsibility or liability for regular seasonal clearing, repair, or surface restoration of roads within the subdivision.

2. Shared Road Ownership & Cost-Sharing Framework

Because subdivision roads are private, maintenance and operational expenses are structured on a shared-cost cooperative model governed by subdivision covenants and local property owner agreements:

Collective Responsibility

All property owners holding ingress and egress rights along subdivision thoroughfares share equitable responsibility for road longevity, dust abatement, seasonal gravel grading, and drainage upkeep.

Shared Funding Structure

Operational costs for major grading, gravel replenishment, culvert maintenance, and seasonal clearing are funded cooperatively through shared assessments or road maintenance association contributions.

3. Seasonal Snowplowing Operations

Based on the neighborhood HOA and covenant provisions, the interior roads **do receive seasonal plowing**, subject to the following rules:

- **Private Contractor Engagement:** Seasonal snow removal is contracted independently by the property owners/association rather than provided through public services.
- **Winter Alpine Accessibility:** Plowing schedules operate according to storm severity and accumulation thresholds typical of high-altitude Lake County conditions (over 9,000 ft elevation).
- **Contract Scope:** Group plowing agreements cover primary shared rights-of-way; individual driveway clearing remains the direct responsibility of each respective lot owner.

4. Homeowner Ingress & Drainage Covenants

To ensure structural integrity and prevent degradation of the shared roadbed, property owners must adhere to standard private road guidelines:

- **Culvert Maintenance:** Individual driveway culverts must be kept clear of ice, silt, and debris to allow proper runoff and prevent roadbed washout.
- **Debris & Washout Prevention:** Lot owners must prevent private driveway material (crushed stone, soil, or snowbanks) from encroaching onto shared roads.
- **Continuous Clearance:** Property lines along easements must be trimmed and kept unobstructed to allow safe transit for maintenance equipment and emergency services.

5. Emergency & Year-Round Service Access

State and county emergency guidelines require private roads within alpine subdivisions to maintain unhindered clearance widths. Ensuring timely winter plowing and clear turnarounds guarantees that local fire, medical, and emergency responders can access all occupied residences without obstruction.