Subdivision Road Maintenance Summary

EDWARD E. HILL ESTATES • TWIN LAKES, COLORADO

Property Parcel:	All lots, Edward E. Hill Estates
Jurisdiction:	Lake County, Colorado
Access Route:	Subdivision Roads beyond County Road 10 (CR 10)
Date:	October 29, 2026

1. Road Jurisdiction & Status

The subdivision roads serving all lots within Edward E. Hill Estates beyond County Road 10 are classified as private roads. Lake County does not maintain, grade, plow, or perform capital improvements on interior roads within this subdivision.

2. Maintenance & Snow Removal Responsibilities

- **Shared Association/Owner Responsibility:** Maintenance and upkeep of the interior roadways are governed by subdivision covenants and shared cooperatively among property owners and the local road maintenance group/association.
- **Grading & Surface Repairs:** Routine summer grading, gravel replenishment, culvert clearing, and erosion control are funded through collective owner contributions or road maintenance assessments.
- **Winter Snow Clearing:** Snowplowing operations beyond CR 10 are contracted privately. Winter access reliability depends upon seasonal maintenance agreements, owner coordination, and equipment contractor availability.

3. Emergency & Year-Round Access Considerations

- **Emergency Vehicle Standards:** Property owners and the road maintenance structure are responsible for ensuring sufficient overhead tree clearance, width, and winter clearing so emergency vehicles can access the parcel safely.

- **Severe Winter Weather:** Given the high-alpine elevation in the Twin Lakes area, seasonal four-wheel drive (4WD/AWD) and tire traction devices are typically necessary during heavy snow accumulations.
