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DONETTA DAVIDSON
ARAPAHOE COUNTY

**LANDSCAPE EASEMENT
AGREEMENT**

THIS AGREEMENT is made as of the 8th day of June, 1994, by and between Huntington Pines Homeowner's Association, a Colorado nonprofit corporation ("Pines") and Saxony Homeowners Association, a Colorado non-profit corporation ("SHOA").

RECITALS

A. Pines is the owner of a certain parcel of real property legally described as:

"Tract F, Huntington Pines,
County of Arapahoe, State of Colorado"
(hereinafter, "Tract F").

B. Tract F is a rectangular parcel, approximately 30.4' x 315' in dimensions, the short side of which abuts the remainder of Huntington Pines Subdivision and the long side of which abuts Saxony Subdivision.

C. There presently exists a fence between Huntington Pines Subdivision and the Saxony Subdivision (the "Boundary Fence") which may or may not lie exactly on the mutual boundary line throughout its course.

D. Pursuant to an Agreement among Diversified Management and Development, Inc., a Colorado corporation and developer of the Saxony Subdivision ("DM&D"), Pines, and Hampden Run, L.P., dated as of September 3, 1993, (the "Agreement") upon completion of certain construction and other matters, Pines was to grant an easement to DM&D relating to Tract F.

E. DM&D has assigned its easements, rights and obligations under the Agreement to SHOA and Hampden Run, L.P. has assigned its rights and obligations under the Agreement to Pines.

F. The requirements and obligations of DM&D under the Agreement have been completed and Pines desires to fulfill its obligation to DM&D and its successors regarding said easement.

G. The parties further wish to memorialize certain other agreements made between them.

AGREEMENT

NOW, THEREFORE, in consideration of the premises, the mutual promises and covenants set forth herein and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

