

Ptarmigan Ridge, Filing 6 Homeowners Association  
&

Ptarmigan Pointe Homeowners Association

c/o Heritage Property Management

2650 North Avenue Ste 116

Grand Junction, CO 81501

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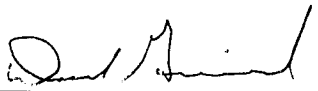
www.hpmgj.com

**IRRIGATION AGREEMENT**

Date: October 10, 2019

The Boards of Directors for **Ptarmigan Ridge, Filing 6 Homeowners Association and Ptarmigan Pointe Homeowners Association** fully understand and agree to the following:

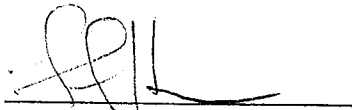
1. Ptarmigan Ridge, Filing 6 HOA and Ptarmigan Pointe HOA receive irrigation water from Grand Valley Irrigation. The invoice is sent to Ptarmigan Pointe HOA, who pay the entire Grand Valley Irrigation bill and Ptarmigan Ridge, Filing 6 HOA reimburses Ptarmigan Pointe HOA for their portion of the bill. The Formula to calculate the water shares is based on 9.3 acres. Ptarmigan Ridge, Filing 6 = 5.81 acres and Ptarmigan Pointe = 3.39 acres. (5.81 divided by 9.3 = .6247. The total cost of water x .6247 = Ptarmigan Ridge, Filing 6's Share; 3.39 divided by 9.3 = .3645. The total cost of water x .3645 = Ptarmigan Pointe's Share). It is done this way because Grand Valley only wants one payment.
2. Ptarmigan Ridge, Filing 6 HOA and Ptarmigan Pointe HOA share a pump-house, however each HOA is responsible for the maintenance of their own individual pump. That pump-house is located on property owned by a homeowner in Ptarmigan Ridge, Filing 6 HOA and is to be maintained by both Ptarmigan Ridge, Filing 6 HOA and Ptarmigan Pointe HOA.
3. The Evans family who currently own the property at 681 27 ½ Road (not a part of either HOA) pay Grand Valley Irrigation directly for their water, however this water is stored in the shared irrigation pond and pumped to their property by the Ptarmigan Ridge, Filing 6 HOA's pump in the shared pumphouse.
4. Cost of maintaining the pump-house structure and the pond will be split 50/50 between the Ptarmigan Ridge, Filing 6 HOA (including the owner of 681 27 ½ Road) and Ptarmigan Pointe HOA. Repairs on the main irrigation line (i.e. not on an individual homeowner's property) coming into the pond would be paid for by both HOAs. Each HOA would be responsible for the lines coming off their pump to irrigate their HOA.
5. Each HOA Board will be responsible for the management (which includes hiring and firing of irrigation contractors as necessary) and approval of all expenses up to \$500 associated with the maintenance of the pump-house, the pond, and all parts of the irrigation system not located on an individual homeowner's property. Any large maintenance projects (such as pond dredging, liner replacement or pump-house structure rebuild/repair) will require at least 2 bids by licensed and insured vendors to be presented to the Board of Directors of each HOA. Expenses for repairs or maintenance that exceed \$500 will need prior approval from both the Ptarmigan Ridge, Filing 6 and the Ptarmigan Pointe Board of Directors. The owner of 681 27 ½ will also be informed of any such repairs.



Ptarmigan Ridge, Filing 6 HOA Board Member



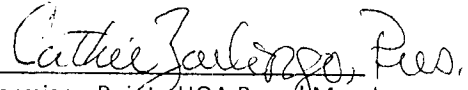
Ptarmigan Pointe HOA Board Member



Ptarmigan Ridge, Filing 6 HOA Board Member



Ptarmigan Ridge, Filing 6 HOA Board Member



Ptarmigan Pointe HOA Board Member



Ptarmigan Pointe HOA Board Member