

HIRST SHARED WELL WATER AGREEMENT
(Based on HUD Model)

This Agreement, made and entered into this 9th day of September by and between Chirs & Tammy Hirst, party of the first part, hereinafter referred to as the "supplying party", and Steven & Nancy Hirst, party of the second part, and hereinafter referred to as the "supplied party":

WITNESSETH:

THAT WHEREAS, the supplying party is now the owner of property known as
6261 WCR 41, Ft. Lupton, Co. 80621 (Parcel B), located in the County of
Weld, State of Colorado, which property is more fully described as follows, to wit:

an WHEREAS, the supplied party is the owner of
(Parcel A), located in the County of Weld, State of Colorado, which property is more fully described as
follows, to wit: [Awaiting legal description]

and
WHEREAS, the undersigned parties deem it necessary to provide a well system to service the parcels
described herein, and an Agreement has been reached relative to supplying water from the well and the cost of
supplying said water; and

WHEREAS, there is located a well upon 6261 WCR 41, Ft. Lupton, Co. (Parcel
B), together with water distribution facilities, hereinafter referred to as "water distribution system", for the
purpose of supplying water to all properties connected to the said water distribution system; and

WHEREAS, it is the intention and purpose of the undersigned parties that the well and water distribution
system shall be used and operated to provide an adequate supply of water for each of the properties connected
thereto, for the domestic consumption of the occupants of said properties, and to assure the continuous and
satisfactory operation and maintenance of the well and water distribution system for the benefit of the present
and future owners, their heirs, successors and assigns of the properties connected thereto; and
WHEREAS, the said well is deemed by the parties hereto to be of adequate capacity to supply a single family
dwelling on each of the parcels described herein with water from the well for all domestic uses of a single
family residing therein; and

WHEREAS, the United States of America, Rural Housing Services, will not finance or guarantee mortgage
loans covering the separate properties and improvements thereon unless proper assurance is given by the
parties as demonstrated by execution of this Agreement, that the water distribution system will have a
continuous and satisfactory operation in accordance with the terms of this Agreement; and

WHEREAS, the water from the well has undergone a water quality analysis from the State of Colorado health
authority and has been determined by the authority to supply safe and potable water; and
WHEREAS, the parties hereto desire to enter this Agreement for the purpose of reducing to writing their
respective rights and obligations pertaining to said well and water distribution system.

NOW THEREFORE, in consideration of the promises and covenants herein contained, it is agreed that the
well and water distribution system situated on 6261 WCR 41, Ft. Lupton, Co. (Parcel B) shall be used by the
parties to this Agreement, as well as by all future owners and occupants of said parcels, upon the following
terms and conditions:

1. That until this Agreement is terminated, as hereinafter provided, the parties hereto, their heirs, successors
and assigns, for the exclusive benefit of the respective parcels of real estate, and for the exclusive use of the
household residing thereon, are hereby granted the right in common with the other parties to this
Agreement, to draw water from the well located on 6261 WCR 41, Ft. Lupton, Co., (Parcel B) for
quididlan domestic and landscape use.

2. That the owners or residents of the dwellings located on [Awaiting address from County]
(Parcel A), as of the date of this Agreement shall:

- a. Pay or cause to be paid to the supplying party, an annual fee for this use of the well and water
distribution system;

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- b. Pay or cause to be paid promptly, a proportionate share of all expenses for the operation and maintenance of the well and water distribution system that may become necessary. Each respective share shall be determined by dividing the amount of each expense by two, it being understood that the supplying party and the supplied party shall pay an amount equal to one half of the total of such necessary repair or replacement. Shared expenses include the cost of electricity for pumping, repairs and maintenance on said well and water distribution system.
3. That the cost of any removal or replacement of pre-existing site improvements on an individual parcel necessary for system operation, maintenance, replacement, improvement, inspection or testing, damaged as a result of repair of the well or water distribution system maintenance will be borne by the owner of the affected parcel, except that costs to remove and replace common boundary fencing or walls damaged as a result of repair shall be shared equally between or among parties so damaged.
4. That each of the parties hereby agrees that they will promptly repair, maintain and replace all water pipes or mains serving their respective dwellings.
5. That the consent of all parties to pay a proportionate share of costs shall be obtained prior to embarking upon expenditures for system maintenance, replacement or improvement, except in emergency situations. An arbitrator shall be chosen by the parties; shall be consulted in the event the parties cannot agree regarding the said expenditures; and the arbitrator's decision shall be definitive.⁹
6. That the supplied party shall pay to the supplying party his proportionate share for the cost of energy for the operation of the pumping equipment. This cost shall be determined by a separate meter upon each dwelling and for each parcel.
7. That it is the agreement of the parties hereto that the payment for energy cost shall be made not later than the 10th day of each succeeding month during the term of this Agreement. In the event that any such payment remains unpaid for a period of 20 days, the supplying party may terminate the supply of water to the supplied party until all arrearages in payment are received by the supplying party.⁴
8. That it is the agreement of the parties that they shall permit a third party to cure a default of payment or other obligation and shall permit water distribution service to be reinstated upon such curative action.
9. That each of the parties to this Agreement does hereby grant to the other, his heirs, successors and assigns, such easements over, across and through the respective parcels as shall be reasonably necessary for the construction of the well, maintenance of water pipes, pumping equipment, mains, electrical wiring and conduit consistent with the purposes of this Agreement. These easements are described below, to wit:
[Easement details to be provided at a later date]
10. That no party may install landscaping or improvements that will impair the use of said easements.
11. That each party shall have the right to act to correct an emergency situation and shall have access to the pertinent parcel in the absence of the other. An emergency situation shall be defined as the failure of any shared portion of the system to deliver water upon demand.
12. That only those parcels of real estate hereinabove described and the dwellings located thereon shall be permitted to receive water from said well and pumping equipment; and each of the parties hereto does hereby covenant and agree that he/she will not allow or permit other persons, other than household guests, to take, draw, use or receive water from the well, nor permit other persons to connect to the pipes or mains serving his/her respective parcel.
13. That in the event the referenced well shall become contaminated and shall no longer supply water suitable for domestic consumption, or shall no longer supply water adequate for the needs of all relevant parties, or in the event that another source of water shall become available to the respective parcels, then the rights and obligations of the parties created by this Agreement shall cease and terminate in accordance with the terms and conditions hereinafter described.
14. That upon the availability of such other source of water, it is contemplated that a reasonable time shall be allowed to effectuate the necessary connections to the new source.
15. That the respective rights and obligations of the parties shall continue until the parties who wish to terminate their participation in the Well Agreement have executed and filed a written statement of termination at the Office of the Register of Deeds of the County of Weld, State of Colorado. Upon termination of participation in this Agreement, the owner and occupant of each residence which is terminated from the Agreement shall have no further right to the use of the well. The terminated parties shall disconnect their respective lateral connection from said well system and shall have no further

- obligation to pay or collect for maintenance and related expenses incurred thereafter. The costs of disconnection from the well and water system shall be borne by the owner of the pertinent parcel.
- 16. That the undersigned parties shall permit periodic well water sampling and testing by a responsible authority at the request of an undersigned party, mortgagee or the United States of America, Rural Housing Services.
- 17. That the said well and this Agreement, if amended, shall serve no more than four single family dwelling units or four parcels, notwithstanding the ability of the parties to make other amendments to this Agreement.
- 18. That the parties may amend this Agreement to assure equitable distribution of shared costs and responsibilities; however, this Agreement may not be amended during the term of a Federally-insured (direct) or guaranteed mortgage on any property served, except as provided herein, for the purpose of adding to the prescribed number of parties.
- 19. That the term of this Agreement shall be perpetual, except as herein limited.
- 20. That the benefits and burdens of this Agreement shall constitute a covenant running with the parcels of land herein described and shall be binding upon the heirs, successors in title and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal the day and year first above written.

BY Chris Hirst
DATE 07 Oct 2013
BY Ann Myong Stavem Hirst
DATE 07 Oct 2013

County of Adams)
) ss

State of Colorado)

Sworn and subscribed before me this 7 day of October 2013.

Notary Public Ann Myong

My commission expires: 11 Oct 2015

ANN MYONG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034037591
MY COMMISSION EXPIRES NOVEMBER 4, 2016

FOOTNOTES

- 1. This Well Agreement is written for two parties, viz. a "supplying party" and a "supplied party"; however, the language, where appropriate, may be adjusted to encompass up to four parties, one of whom would be the supplying party. The same format is to be used for legal descriptions for additional parcels. The parties may elect to choose a trustee to receive payments and manage the maintenance and satisfactory operation of the well and water distribution system.
- 2. The terms "Parcel A" and "Parcel B" are used herein for convenience; any accurate description of the relevant land may be used in this Agreement.
- 3. In accordance with Footnote 1, if there are more than two parcels, the following language may be substituted: "That the owners or residents of the dwellings located on said parcels, as of the date of this Agreement, shall..."

4. This Well Agreement need not necessarily require an annual fee. If the parties agree not to charge an annual fee, then the language of "a" may be eliminated.
5. If there are more than two parties, expenses should be divided by the number of parties to the Agreement. The following language may be substituted:
"Each respective share shall be determined by dividing the amount of each expense by _____, the number of parties to the Agreement."
6. The following language may be substituted if there are more than two parties:
"That the undersigned supplied parties shall pay to the supplying party (or Trustee) their respective proportionate shares for the cost of energy for the operation of the pumping equipment..."
7. The use of all personal pronouns, possessive adjectives and referents comprehends both genders, and intends not to exclude the female gender from its purview.
8. The following language may be substituted if there are more than two parties to the Agreement:
"In the event that any such payment remains unpaid for a period of 20 days, the supplying party may terminate the supply of water to the supplied party owing him a payment until all arrearages in his payments are received by the supplying party."
9. The decision whether to select and employ an arbitrator shall be optional, and according to the mutual preferences of the parties.