



Subdivision Improvements

The Idarado Legacy subdivisions will be served by state of the art technology in several areas.

- Water supplies. Water will be provided by individual wells located on each lot. These wells will be drilled and provided by the developer prior to closing, and will have proven flows of no less than 1.5 GPM. Homes will be required to have storage tanks for supplying both peak domestic uses and for fire sprinkler systems. Exterior landscaping serviced by irrigation systems from the wells will be limited per the Design Review Guidelines. A well report for the individual well drilled for this lot will be provided once the well has been completed.
- Septic service. Each site will be served by a septic system engineered by the owner's architects or engineer to satisfy the needs of the particular home design. The system must be designed in compliance with the Design Review Guidelines and the requirements of the San Miguel County Resolutions approving this subdivision. These requirements provide for a both an advanced treatment system, and central monitoring and maintenance by the Homeowners Association. The Buckhorn Engineering report on the general design requirements is attached.
- Electricity is provided to the lot line and service will be provided by San Miguel Power.
- Telephone service is provided by Qwest and a line to tap into has been installed to each of the individual lot lines.
- Cable television service is provided by Adelphia. A line to tap into has been installed to each of the individual lot lines.
- Adelphia offers high speed internet service as part of its cable television package.
- Natural gas service is provided by Kinder Morgan. A line to tap into has been installed to each of the individual lot lines.
- The Developer will construct both Pandora Lane and Liberty Bell Lane as paved asphalt roads. Any driveways from Pandora Lane, Liberty Bell Lane, and Colorado Avenue are to be designed and constructed by the individual owner or owners using the driveway at the time of house construction. In the case of shared driveways, the cost of designing, constructing and maintaining the driveway, will be shared by each owner using the shared driveway.
- As required in certain areas by the Geohazards Report, primary rockfall mitigation measures consisting of a rockfall fence will be constructed by the developer. Individual

homeowners may need to add mitigation measures at the time of construction as noted in the Report, or as required by San Miguel County.

- The Idarado Trail connecting the project and Town Park will be constructed by the Developer.
- All subdivision improvements are guaranteed for completion by bonds provided to San Miguel County. The improvements may be installed in phases for Pandora, Liberty Bell and Bridal Veil.