

Dear Falls Creek residents,

Since summer of 2018 your Board of Directors has been working upon a request from First Baptist Church of Durango (FBCD) to procure from us an Easement Agreement. FBCD owns Whispering Pines Church Camp (WPCC) directly below the Ranch to the East. FBCD wants us to grant them right of way across FCR property to their north in a road north-east to County Road 203. They desire additional access to WPCC for emergency vehicles, first responders, and fire department personnel. This road will be gravel and maintained by FBCD. Our Ranch attorney has specified that the road cannot be improved (paving, gutters, etc.) in any way. We wish to discourage any access through WPCC to FCR property by anyone other than Church Camp attendees limited to an emergency situation. Furthermore, this agreement cannot be sold or transferred to a third party, ie a developer seeking to build a neighborhood below us.

In exchange for FCR granting this Easement Agreement to FBCD, we have asked for a reciprocal agreement from FBCD for the continued use of the historical trail which cuts across the south-west corner of their property into Forest Service land to the West and eventually into FCR property further west, via Mason Cabin Road which is our emergency egress road to CR 203. This historical trail which FCR residents have used for forty years was blocked some time ago by a gate put up by WPCC. FBCD and WPCC have agreed to allow FCR residents hiking, biking and equestrian access to this trail. Our agreement specifies that the vehicle gate into Church Camp will continue to be unlocked only by Church Camp members, but, FCR is to install a 3 foot wide gate immediately to the west of the vehicle gate for exclusive use of FCR residents who are hiking, biking or trail riding on equines. This gate will have a combination lock and the combination will be made available to all FCR residents.

On September 12, your FCR board of directors voted to approve this Easement Agreement with First Baptist Church. As residents you have 30 days to review and submit any questions via email to your board president.