

Elements of a sound Trails development Plan

- 1.) **Easements:** The plan should include a copy of all easements agreements, these agreements should be duly signed and notarized. In cases of a "right to pass" being substituted for an easement this should be noted and any related documentation should be included. The easements should be compiled in accordance with the "Criteria for a sound easement" document attached.
 - 2.) **Map:** A map showing the scale of the project, and where each of the easements described in part one are located. This map should be color coded to differentiate between easements and "rights to pass". Comments from experienced riders as to the appropriateness (steepness of grades, wet weather problems, quicksand, ability to extract injured riders, etc.) of the route should also be included.
 - 3.) **Notification:** A plan to disseminate the Trail developments plan to all who will be affected by it. This could include and mailing to the affected property owners, or a town hall meeting open to the affected property owners. The intent is to provide a forum where all affected property owners will have a chance to express their opinions and concerns.
 - 4.) **Budget:** A rough budget should be drawn up and estimated costs should be included for all aspects of the project. This could include printing and/or mapping costs, notary's services, recordation fees, grading, fencing and signage costs.
 - 5.) **Bids:** Competitive bids for all phases of the project should be obtained and where costs are over a predetermined level, 3 bids will be preferred. Bids should be from licensed, bonded and insured contractors.
- Step 5.) should only be done after the first 4 elements are approved by the BOD , but should be included in the plan for completeness.
- 6.) **AC Approval:** All fence installations will need AC approval before work commences. This approval should be available, and included in the plan.
 - 7.) **Policing:** When accepting easements for equestrian trails, the LCPOA agrees to provide:
 - a.) Indemnification of Grantor
 - b.) Some level of maintenance on the said easement.
 - c.) That said easement will be for the exclusive use of La Cresta property owners and their accompanied guests.
 - d.) That no motorized vehicles will be allowed on the easement. (maintenance vehicles excepted).

Items c.) & d.) require some mechanism for enforcement. This enforcement could be Signage, Mounted Sheriff's patrols, and/or Saddle stickers. Whatever form this enforcement mechanism takes, it should be included in the plan.