

WATER SHARING AGREEMENT

This Agreement, made and entered into this 20th day of August, 2024, by and between Nick Ryder and Reed Govert, (collectively, the "Lot 1 Parties", and Sunnyside CR190 LLC (the "Lot 7 Party"):

RECITALS

WHEREAS, the Lot 1 Parties are now the owner of property known as 11415 W County Road 190, City of Salida, County of Chaffee, State of Colorado, which property is more fully described as follows:

Lot 1

Peak View Heritage Water Subdivision Exemption, Reception No. 474637

(the "Lot 1 Parcel");

WHEREAS, the Lot 7 Party is the owner of property known as 11417 County Road 190 W, City of Salida, County of Chaffee, State of Colorado, which property is more fully described as follows:

Lot 7

Peak View Subdivision, Reception No. 482816

(the "Lot 7 Parcel");

WHEREAS, the Lot 1 Parcel and the Lot 7 Parcel share three (3) shares of the Sunnyside Ditch Company (the "Water Shares"); and

WHEREAS, the parties desire to memorialize their agreement to share the Water Shares and set forth a schedule for use of the Water Shares between them.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants contained herein, the parties agree as follows:

1. The Lot 1 Parties shall be entitled to use of 1.5 shares of the Water Shares for permitted uses in connection with ownership of the Lot 1 Parcel.
2. The Lot 7 Party shall be entitled to use of 1.5 shares of the Water Shares for permitted uses in connection with ownership of the Lot 7 Parcel.
3. The Lot 1 Parties shall be entitled to use all 3 shares of the Water Shares for the period beginning every Sunday at 7:01 am (local time) through every Wednesday at 7:00 pm (local time).

4. The Lot 7 Parties shall be entitled to use all 3 shares of the Water Shares for the period beginning every Wednesday at 7:01 pm (local time) through every Sunday at 7:00 am (local time).

5. This Agreement shall be subject to all existing agreements, rules and regulations, and contracts governing use of the Water Shares, including without limitation any rules of the Sunnyside Ditch Company, Chaffee County, and the Colorado Division of Water Resources.

6. Only those parcels of real estate hereinabove described, and the dwellings located thereon shall be permitted to receive water from the Water Shares; 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 Water Shares, nor permit other persons to connect to the pipes or mains serving their respective parcel.

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

NICK RYDER:



REED GOVERT:



SUNNYSIDE CR190 LLC



By: Jeff Post

Its: Authorized Representative

SUNNYSIDE CR190 LLC



By: Shawn Allison

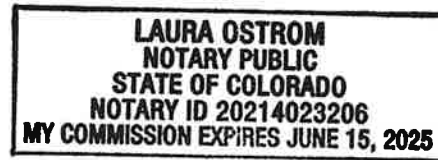
Its: Authorized Representative

State of Colorado
County of Chaffee

The foregoing instrument was acknowledged before me on this 20th day of August, 2024

By: Laura Ostrom

Notary Public



My Commission Expires: June 15, 2025