

A POLICY STATEMENT REGARDING LIMITED PUBLIC ACCESS TO THE NATURE
AREA CONTROLLED BY SAN PEDRO CREEK ESTATES HOMEOWNERS
ASSOCIATION, INC.

San Pedro Creek Estates Homeowners Association, Inc. (Association) is legally responsible for the governance of 566 acres of nature area contiguous to the planned community known as San Pedro Creek Estates (SPCE). This responsibility is subject to a conservation easement entered into by SPCE in 2002. One of the Association's obligations under this agreement is to control and/or deny access to the nature area in order to minimize the destruction of its primitive natural beauty. The Association, incorporated in March, 1995, was created as a nonprofit corporation partly for the purpose of preserving and maintaining this common area. An elected board of directors (Board) acts as the Association's enforcement agent for that preservation and maintenance.

The Association and its agent Board duly recognize that an ongoing sensitivity to the educational and cultural needs of the surrounding community at large is morally required. Toward that end, the Association and its agent Board are amenable to allowing selected entry into the nature area by various educational and scientific groups, preferably those confined to the greater Albuquerque-Santa Fe area. Such groups, however, must apply for permission to enter upon the Nature Area from the Board. The leadership of any such group must contact one of two Board members who will be specifically designated each year to approve or disapprove entry into these 568 acres. As part of this process, the leadership of such groups is instructed to inform the designated Board members in writing as to:

- 1- the number of people entering the nature area.
- 2- the time of entry and the expected time of departure.
- 3- the number of people entering the area who are minors.
- 4- the specific purpose for which they wish to visit the Nature Area

The Board also mandates that at least ten days advance notice of entry be given.

Finally, there is the matter of liability insurance. The Association absolves itself of all liability for the injury or death, by natural or other causes, of individuals who are members of any educational or scientific group granted permission to enter the nature area while in the nature area. *Each adult individual seeking permission to enter the nature area must first fill out and sign a waiver of Association liability, which will be provided by the Board's designated members (see above). Each minor-age individual seeking permission to enter the nature area is obliged to have a parent or legal guardian fill out and sign such a waiver in advance of entry.*