

**Road Maintenance Agreement  
Telemark Hills Private Roads  
And Ski Trail easements.  
Ski Trail language added 2-17-2025**

**Preliminary Road Agreement: Subject to plat approval.**

This agreement covers all 66-foot wide easements surveyed for the private roads in Telemark Hills Phase 2, a Bayfield County Plat. This agreement also covers Valhalla Townhouse Road which is shared as a private road with the Valahalla Townhouse Association. Costs to maintain and plow Valhhalla Townhouse Road is shared 50/50 by each group.

Owners of lots in Telemark Hills Phase 2 understand that the original construction of said roads will be paid for solely by Telemark Hills LLC. Owner also understands that all maintenance and repairs covered in this agreement will be paid by Telemark Hills LLC through 12/31/26. After that date those costs will be shared as outlined below.

Each Owner of a lot serviced by one or more of the above named roads agrees to pay their proportionate share of the total cost for the individual road that services their home. Said costs include but are not limited to: (1) grading and replacement of gravel. (2) Maintenance of water control measures such as culverts and the removal of obstructions such as trees and tree limbs and (3) necessary rebuilding of all or any part of said private road due to changing conditions.

Owners of lots also agree to share equally in the cost of snow plowing said road, but only from the time they have buildings on their lots. Vacant lot owners are not required to fund snow plowing. Owners agree not to plant trees or place buildings or objects on said 66 foot road right of ways or cause any circumstances to be created which would interfere with the use, operation, maintenance and replacement of said private road.

Paving or turning roads over to a municipality will require 100% approval of all Owners of lots serviced by this private road. Turning over private roads to the Town of Cable would require paving all roads to Town standards. The cost to pave all roads would have to approved and equally funded by all Owners in Telemark Hills Phase 1 prior being paved and then turned over to the Town of Cable.

The lot owners serviced by the road will determine as a group how this agreement is to be managed and enforced, with decisions requiring a majority vote. This agreement shall be binding on and inure to the benefit of their heirs, executors and assigns of the buyer.

**Community Trail Agreement:**

This document also serves to define the Telemark Hills Phase 1 community trail easements for skiing, hiking, dog walking and biking. All Telemark Hills Phase 1 lots have the community trail either adjacent to or through the lot. All owners agree that when this trail crosses their property that all owners of Telemark Hills and their guests may have access to this trail at all times for the purpose of recreational use. Trail location is defined "As Built" to allow adjustments to the trails location as needed. Owners of Telemark Hills Phase one lots acknowledge that in some years portions of the community trails will be groomed by the American Birkebeiner Ski Foundation and those portions groomed by them will be open to the visitors of Telemark Village for Nordic Skiing.

Dated: \_\_\_\_\_

Lot Number \_\_\_\_\_

Buyer:

Fred C. Scheer Telemark Hills Representative

\_\_\_\_\_

\_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The above names individual(s)

\_\_\_\_\_ personally came before me and executed the foregoing instrument and acknowledge the same.

Notary Public, County of \_\_\_\_\_ State of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The above names individual(s)

\_\_\_\_\_ personally came before me and executed the foregoing instrument and acknowledge the same.

Notary Public, County of \_\_\_\_\_ State of \_\_\_\_\_