

## Cherry Creek Springs Common Space 2025 Grazing Lease

Property: Cherry Creek Springs common space (see maps)

Customer Name(s): Cherry Creek Springs HOA

Total acres: ~ 57.5 Acres

This is a contract for grazing services from The Vogl Homestead Farm LLC. This agreement is for prescribed grazing for property mowing services for fire risk reduction and weed mitigation through our flock of sheep, using portable electric fencing to contain and move them. The Vogl Homestead Farm LLC (VHF) has agreed to pay Cherry Creek Springs HOA (CCS HOA) \$500 for access to this property for the 2025 calendar year, due December 1, 2025.

The owner (William Vogl), any family members, and any other individual acting under Vogl Homestead Farm LLC authority, will be 100% responsible for our own injuries while on the property and will not hold the property owners, tenants, or residents within the community liable. Property owners will also not be liable in any way for death/injury to animals belonging to VHF while on the property from all causes other than those of direct, neglectful/malicious intent. They will also not be liable for injuries/damages caused to or by the animals should they escape the property at no fault of the property owner.

The VHF has full management of the animals, to include moving them, watering, and maintaining the temporary electrical fencing. Electrical fencing is powered with an energizer with a solar powered battery that is safe for humans/animals. However, touching energized fencing can result in a painful zap, as that is its intended purpose. Property owners should know this and are to keep small children and pets away from the fencing to prevent unwanted shocks. As this is a common space that can be walked, VHF will also add signage to alert bystanders of this danger.

Due to the terrain, VHF may use vehicles on this property in areas capable of holding vehicles without them getting stuck. This will be for the purpose of hauling animals to/from the property, moving fencing more effectively, and for bringing in essentials like water/hay for the animals if needed. CCS HOA may indicate the preferred paths of travel for this traffic to limit damage to the grazing area but there may be some instances this cannot practically be achieved.

In the event of ornamental plants within the grazing area, it is important to know that sheep are browsers and tend to eat the leaves and needles of these plants, but sometimes they will also eat branches and bark as well. If there are plants that the CCS HOA does not wish to have grazed within the discussed grazing areas, it is important to note these before the animals are brought in. VHF will not be liable for any of this damage within the grazing area should it happen if these plants were not discussed before. Property owners are responsible for caging any plants and trees they wish to protect if they cannot be reasonably excluded by our electric fencing. There is also a historic structure on one area of the property, the JG Evans Barn. This barn is not part

of the lease and VHF will exclude this building with fencing while grazing around it to prevent animals from rubbing on it and leaving fur, which can be unsightly. This will also prevent possible damage to the structure from occurring unintentionally. VHF will leave access to doors accessible during this.

If predation concerns from wildlife occur, livestock guardian dogs may be present with the sheep for their protection. When they are present, it is important for CCS HOA to understand that they bark as their way of scaring off potential threats, especially at night. This barking may be undesirable to some, including neighbors, so it is important to take this into consideration should the animals need the dogs with them. These dogs have also been trained to safely live outside 24/7 and do not need additional shelter from what they will have. They are friendly to people, but these dogs are not to be taken out of the area with the sheep under any circumstance. Vogl Homestead Farm LLC will have signage about them on site if they are there.

CCS HOA has indicated that they have a weed spraying program for the spaces outlined in this contract for the control of deadly and noxious weeds. This is understood by the VHF as a potential risk for the health of animals immediately after spraying. To reduce these risks to the most reasonable point, CCS HOA will notify VHF 2 weeks in advance of any weed spraying, rough locations of use on the property if spot spraying, what kind of chemicals are being used, and a link to the full label of said chemicals for VHF to reference for duration to keep animals off sprayed areas. CCS HOA will also not spray while animals are in the same area if already on the property without direct coordination with VHF.

Upon taking animals off the property, The Vogl Homestead Farm agrees to take any equipment (temporary fencing, stock tanks, fencing energizers, hoses/temporary water lines, etc) that they own off the property within 2 weeks, unless otherwise approved by CCS HOA ahead of time.



Cherry Creek Springs HOA representative signature:

Date: *May 18/25*

*Monique Habermehl*

(printed name):

Contact name/phone number for emergencies:

*719-685-6431*

The Vogl Homestead Farm LLC

Date: *May 19/2025*



William J. Vogl

Contacts for emergencies: 719-237-0431 / Karissa: 719-360-8425



Outlined area: 47 Acres



Outlined area: 9.1 acres



Outlined acres: ~1.4 acres (but not to include the barn).