

Case for record the 16th day of August A. D. 19 77 at 12:07 o'clock P. M. Marian A. Smith RECORDER  
Exception No. 318889 By *Jane Wilson* Sp. DEPUTY

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
CRESTED BUTTE MEADOWS COMPANY

THIS DECLARATION Made this \_\_\_\_\_ day of August, 1977, by the owners of the hereinafter described portion of Section 16, Township 14 South, Range 85 West, 6th P.M., hereinafter referred to as the Subdivider, its successors and assigns:

WITNESSETH THAT WHEREAS, subdivider is the owner of the hereinafter described real property located in Section 16, Township 14 South, Range 85 West, 6th P.M., Gunnison County, Colorado, which is being developed as Crested Butte Meadows Subdivision, and desires to create a residential community with open spaces and common facilities for the benefit of the owners of said subdivision;

WHEREAS, subdivider desires to provide for the preservation of values and amenities in said subdivision, for the maintenance of open spaces and other common facilities and to this end desires to subject the real property described, together with such additions as may hereafter be made thereto to the covenants, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and

WHEREAS, subdivider has incorporated under the laws of the State of Colorado, as a non-profit corporation, the Crested Butte Meadows Company, a homeowner's association, hereinafter referred to as the Association, for the efficient preservation of the values and amenities in said subdivision, and has delegated and assigned the powers of maintaining, administering, and enforcing covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, it is desired to establish certain standards covering said subdivision by means of protective covenants so as to secure to each individual owner the full benefit and enjoyment of his home and/or property with no greater restrictions upon the free and undisturbed use of his property than is necessary to insure the same advantage to other similar property owners; and to insure lasting beauty and investment value of the property;

NOW, THEREFORE, in consideration of the acceptance hereof by the several purchasers and grantees, their heirs, assigns, personal representatives, and all persons or concerns claiming by or through such grantees of deeds to tracts of land in the Crested Butte Meadows Subdivision, hereby declares to and agrees with each and every person who shall be or who shall become an owner of any of the said tracts, in addition to the ordinances of the County of Gunnison, Colorado, shall be and hereby are bound by the covenants set forth herein and the property described in these restrictions shall be held and enjoyed subject to and with the benefit and advantage of the following, restrictions, limitations, conditions, and agreements:

ARTICLE I  
LAND COVERED BY THIS DECLARATION

The following real property situate in the County of Gunnison, State of Colorado, more particularly described as follows, is to be covered by these covenants, conditions, and restrictions:

Township 14 South, Range 85 West, 6th P.M.

Section 16: N $\frac{1}{2}$ ; SE $\frac{1}{2}$ ; N $\frac{1}{2}$ SW $\frac{1}{2}$ ; E $\frac{1}{2}$ SE $\frac{1}{2}$ SW $\frac{1}{2}$ ; and  
E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{2}$ SW $\frac{1}{2}$ ;

ARTICLE II  
PROTECTIVE COVENANTS

The property hereinabove described is made specifically subject to the following:

1. All tracts shall be used solely for residential and recreational use, with one single-family dwelling permitted on each tract. In addition thereto, each tract shall be permitted to construct one guest house and such garages and store houses as shall be approved by the Architectural Control Committee as hereinafter provided.
2. No trailer, mobile home, or basement dwelling, nor any other structure of a temporary nature, may be erected or placed on any tract for use as a permanent or temporary dwelling. Camping on site by the owner or guests will be allowed during home construction period as said period is defined in paragraph 3 of Article IV hereof.

3. No activity of a noxious nature may be conducted upon any lot, nor shall any activity be permitted which may become a nuisance or annoyance to the neighborhood. No tract shall be used for any business or commercial purposes whatsoever, except home-industries for craftsmen, or professional offices employing not more than two non-residents.

4. No dwelling shall be erected or placed on any lot in this subdivision unless said dwelling has a total ground floor area, exclusive of porches or garages, of 600 square feet or more.

5. All buildings must have outside finish completed within a six-month period after construction is started. Exterior design, color, and finish must be in keeping and harmony with frames and structures previously constructed in the subdivision. No unpainted metal roofs will be permitted. All building plot plans and construction shall be approved by the Architectural Control Committee as hereinafter provided.

6. Open storage of building materials will be permitted during construction only, for a period not to exceed six months.

7. No building shall be located closer than fifty yards to any adjoining subdivision tract or road way.

8. No litter or trash shall be permitted to accumulate on any tract. Reasonable precaution shall be taken against fire hazards and no outdoor burning of any kind shall be permitted upon said tracts (except for cooking) unless in an approved incinerator with ash control and then only if permitted by local and state laws.

9. No abandoned vehicles shall be permitted on any tract. A vehicle shall be considered "abandoned" if it remains non-operative and outside a building for a period of nine months.

10. No firearms, fireworks, explosives, air rifles, BB guns, or similar devices shall be discharged on any lot, except during hunting seasons sanctioned by the State of Colorado.

11. No one shall keep on any tract more than five animals of the same species without the express written permission of the Architectural Control Committee.

12. There is reserved to the subdivider for the common use of all owners within the subdivision an easement and right of way for utilities to be twenty feet on either side of all property lines within the subdivision.

13. No tracts within the subdivision shall be further subdivided by any of the owners, including subdivision by partition.

14. Every lot owner shall become a member of the association upon acquisition of a tract. Membership shall be appurtenant and may not be separated from the ownership of any tract.

15. The association shall have two classes of voting membership. Class A membership shall be all owners with the exception of the subdivider and shall be entitled to one vote for each tract owned. When more than one person holds an interest in any tract, all such persons shall be members. The vote for such tract shall be exercised as they among themselves determine, but in no event more than one vote shall be cast with respect to any tract. Class B membership shall be the subdivider and shall be entitled to three votes per tract owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs first: (a) When two-thirds of the tracts are sold; or (b) On October 1, 1988.

ARTICLE III  
CREATION OF LIENS AND  
PERSONAL OBLIGATION FOR ASSESSMENTS

The subdivider for each tract owned within the property hereby covenants, and each owner of any tract by acceptance of a deed therefor, whether or not it shall be so expressed in said deed, is deemed to covenant and agree to pay to the association:

1. Annual assessments or charges for the maintenance of roads within the subdivision and for the purpose of paying rentals or delay rentals and real property taxes on the mineral lease covering the mineral interest owned by the State of Colorado.

2. Special assessments for capital improvements. such assessments to be established and collected as hereinafter provided.

3. The annual and special assessments, together with interest, costs, and reasonable attorney fees shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney fees, shall also be the personal obligation of the person who was the owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to successors in title unless expressly assumed by them.

4. The annual assessment made by the association shall be used exclusively for the purposes stated herein.

5. The board of directors of the association shall fix the annual assessment in an amount not to exceed \$150.00 per year per tract without a vote of the membership. Provided, however, that the board of directors may increase the amount of the annual assessment by the amount which the U. S. Department of Labor Consumer Index Guide (for all categories and seasonally adjusted) increases over the base year, with 1977 to serve as the base year.

6. Special assessments for capital construction shall be made only with the assent of the membership of the association by 2/3 majority of all votes of each class who are voting in person or by proxy at a meeting called for such purpose.

7. Written notice of any meeting called for the purpose of approving an increase in the annual assessment or for a special assessment shall be sent to all members by regular mail not less than thirty days nor more than sixty days in advance of such meeting.

8. Both annual and special assessments are to be prorated on the acreage contained in each tract and shall be collected annually. The annual assessment shall be on a calendar year basis. Written notice of the assessment shall be given to the owners thirty days prior to the commencement of the calendar year. The due date shall be established by the board of directors of the association. The association shall, upon demand and the payment of a reasonable charge therefor, furnish a certificate signed by an officer of the association setting forth the account of assessments on a specific tract.

9. Any assessment not paid within thirty days after the due date shall bear interest from the due date at the rate of eight per cent per annum. The association may bring an action at law against the owner personally obligated to pay the same or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessment provided herein by non-use or abandonment of his tract. The lien of the assessment provided herein shall be subordinate to the lien of any first mortgage.

#### ARTICLE IV ARCHITECTURAL CONTROL COMMITTEE

1. No building, fence, wall, swimming pool, or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the board of directors of the association, or by an Architectural Control Committee composed of three or more representatives appointed by the board. In the event said board, or its designated committee, fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, approval will not be required and this article will be deemed to have been fully complied with.

2. All improvements shall be erected within the setback lines as shown upon the plat and the exact location shall be subject to the approval of the committee. Variations from these setback lines may be made by the declarant and by the committee only.

3. No structure of temporary character, trailer, basement, tent or accessory building shall be used on any tract as a residence, temporarily or permanently, and no used structure of any sort shall be moved onto any tract. Exceptions may be granted by the association for a period not to exceed one hundred twenty days during construction of a permanent residence by the owner on his tract. Except for the above exception, no trailers of any type shall be placed or kept on any tract unless such trailer is in an enclosed garage.

4. Any sewage disposal system placed upon any tract shall comply with the requirements of the State of Colorado Health Department and Gunnison County, Colorado.

5. Nothing shall be done or permitted on any tract which may be or become an annoyance or nuisance to the neighborhood. No noxious or offensive activities of commercial business or trade shall be carried on upon any tract except that professional offices such as that of a lawyer, doctor, dentist, or engineer may be maintained within the main dwelling upon specific approval by the declarant in each case.

6. Rubbish, garbage, or other waste shall be kept and disposed of in a sanitary container. No tract or easement shall be used or maintained as a dumping ground for rubbish. All containers or other equipment for the storage or disposal of garbage, trash, rubbish or other refuse shall be kept in a clean, sanitary condition and shall be kept inside the residence or individually housed. No trash, litter, or junk shall be permitted to remain exposed upon the premises and visible from public roads or adjoining or nearby premises. Burning of trash will not be permitted.

7. No signs of any character shall be displayed or placed upon any of the premises or tracts in said subdivision except one professional sign of not more than one square foot in area per side, advertising the property for sale, house numbers, occupant's name, or signs used by a builder approved in writing by the declarant to advertise the property during the construction and sales period. All signs are subject to the approval of the committee.

8. All propane or fuel tanks must be enclosed or otherwise appropriately screened so that they will not be visible from the roads or from adjoining tracts. Protective enclosures to screen the above must be approved by the committee as a part of the plans for the improvements to be located on the property.

DOCUMENT PAGE 000

9. No site shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing water, oil, gas, or other hydrocarbons, minerals, rocks, stones, gravel, or earth, except to remove stone and rocks for use in construction on the tract.

ARTICLE V  
ENFORCEMENT

1. The association, or any owner, shall have the right to enforce by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this declaration. Failure by the association or by any owner to enforce any covenants or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

2. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

3. The covenants and restrictions of this declaration shall run with and bind the land for a term of twenty years from the date this declaration is recorded, after which time they shall be automatically extended for successive periods of ten years. This declaration may be amended by an instrument signed by not less than seventy-five per cent of the lot owners.







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**CERTIFICATION**

**OF**

**SECOND AMENDMENT**

**TO**

**DECLARATION OF**

**COVENANTS, CONDITIONS AND RESTRICTIONS**

**CRESTED BUTTE MEADOWS**

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions for Crested Butte Meadows was recorded August 16, 1977 in Book 504 at Page 876 of the Gunnison County Records, hereinafter referred to as "Covenants"; and

**WHEREAS**, the plat for Crested Butte Meadows was recorded September 30, 1997 as Reception No. 320475 in the Gunnison County Records, hereinafter referred to as "Plat"; and

**WHEREAS**, the Covenants provide that they may be amended by an instrument signed by not less than 75% of the lot owners;

**NOW, THEREFORE**, the Crested Butte Meadows Company, a Colorado non-profit corporation, being the property owners association for the Crested Butte Meadows subdivision, hereby certifies that Second Amendments to Declaration of Covenants, Conditions and Restrictions Crested Butte Meadows containing the following provisions have been signed by not less than 75% of the lot owners in Crested Butte Meadows:

1. **DWELLING SIZE**. Article II, paragraph 4 of the Covenants is hereby deleted and the following substituted therefor:
  4. No dwelling shall be erected or placed on any lot in this subdivision unless said dwelling has a total living space floor area, exclusive of porches, garages and unfinished basement and attic space of 1800 square feet or more.



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2. HUNTING. Article II, paragraph 10 is hereby deleted and the following substituted therefor:

10. No firearms, fireworks, explosives, air rifles, BB guns, or similar devices shall be discharged on any lot at any time, except as follows:

- A. Target shooting and varmit shooting shall be allowed on condition that it is conducted on the shooter's property in a manner that poses no risk to people or property.
- B. No small game hunting and no elk, deer, big horn sheep or other big game hunting of any kind shall be allowed within the Meadows.
- C. No lot owner shall use his or her lot as a staging area or camping area for large groups of hunters. Hunting parties shall conduct themselves in a manner that respects the residential character and tranquility of the Meadows Subdivision.
- D. No lot owner shall grant permission to any person who is not a lot owner to use any Meadows road or such owner's lot as a means of accessing public lands for hunting purposes, unless personally accompanied by the lot owner during the hunting activities.

3. NON-COMPLIANCE PENALTY. The following paragraph 10 is hereby added to Article III of the Covenants:

10. Should the owner of any lot cause or allow to be caused any violation of the Covenants or any design guidelines adopted under the power and authority granted herein, and allow such violation to continue after written notice to such owner and the expiration of a reasonable time in which to comply, as set forth in the written notice, a non-compliance assessment may be levied by the board of directors against such owner. The board of directors shall have the right, in its sole discretion, to suspend any part of a non-compliance assessment in the event that the owner of the property which violates the Covenants or design guidelines takes immediate, good-faith efforts to rectify such violation(s). The amount of any such assessment may include costs incurred by the association in attempting to secure compliance, including reasonable attorneys' fees and non-compliance penalties in such reasonable amount or amounts as may be levied by the association's board of directors. In levying such non-compliance penalty, the board of directors shall be guided by the seriousness of the



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negative impact upon the safety, peace and tranquility of the Meadows and its inhabitants, visitors and invitees, and/or the attractiveness and market value of lots within the Meadows. In reaching such determination, the board of directors may evaluate, without limitation, factors such as:

- A. whether the violation was deliberate or inadvertent;
  - B. the impact upon the owner(s) of adjacent or nearby property;
  - C. the unsightliness or harm caused by the violation;
  - D. the size of the building or area which violates the Covenants or design guidelines; and/or
  - E. any other factor which the board of directors reasonably deems relevant to determining of the non-compliance penalty.
4. DOGS AT LARGE. All animals shall be kept confined to the owner's lot or attached to a leash or other suitable control device at all times. The owner of any animal and/or the owner of any lot which the animal is visiting or staying on shall at all times be personally liable and responsible for all actions of such animal and any damage caused by such animal.

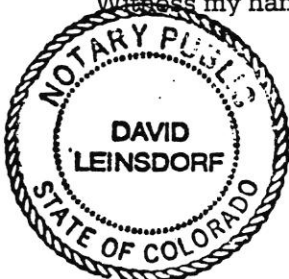
SIGNED this 12<sup>th</sup> day of November, 1997.

Crested Butte Meadows Company, a Colorado non-profit corporation

By: *Eric B. Roemer*  
Eric B. Roemer, Treasurer

STATE OF COLORADO )  
 ) ss.  
COUNTY OF GUNNISON )

Acknowledged before me this 12<sup>th</sup> day of November, 1997.  
Witness my hand and official seal. My commission expires: September 13, 2000.



*David Leinsdorf*  
Notary Public

Filed for record the 3rd day of June A. D. 19 81 at 3:40 o'clock P. M. Joanne M. Reittinger  
Registration No. 359514 By *Joanne M. Reittinger* DEPLER

# SUBDIVISION OF GOVERNMENT



DEPARTMENT OF  
STATE

CERTIFICATE

I, MARY ESTILL BUCHANAN, Secretary of State of the State of Colorado hereby certify that the prerequisites for the issuance of this certificate have been fulfilled in compliance with law and are found to conform to law.

Accordingly, the undersigned, by virtue of the authority vested in me by law, hereby issues Certificate of Incorporation to CRESTED BUTTE MEADOWS COMPANY (a Nonprofit corporation).



*Mary Estill Buchanan*  
SECRETARY OF STATE

DATED: August 29, 1977

ARTICLES OF INCORPORATION

FILED  
JUN 29 1937

OF

CRESTED BUTTE MEADOWS COMPANY

SEAL  
DEPT. OF STATE

KNOW ALL MEN BY THESE PRESENTS, That we, DOUGLAS K. AYRAUD, ROSS K. LOCKER, and ANDREW J. KASIC, JR., the undersigned natural persons of the age of twenty-one years or more, acting as incorporators of the corporation under the provisions of the Colorado Non-Profit Corporation Act, adopt the following articles of incorporation:

ARTICLE I  
Name

The name of this corporation is CRESTED BUTTE MEADOWS COMPANY

ARTICLE II  
Duration

The period of duration of the corporation is perpetual.

ARTICLE III  
Purposes and Powers

Section 1. Purposes. The corporation is organized for the purpose of performing all of the duties and obligations, exercising all of the rights and powers reserved unto the grantors, Douglas K. Ayraud and Ross K. Locker, under the provisions of the Declaration of Covenants, Conditions and Restrictions for CRESTED BUTTE MEADOWS; to provide an architectural control committee for the purpose of approval or rejection of plans and specifications for buildings in accordance with said protective covenants; to lease from the State of Colorado or other owners of the mineral interests in the said subdivision, or to purchase and hold for the benefit of all owners in said subdivision, all minerals and mineral rights of the land within said subdivision; and to implement such programs and services for and on behalf of the membership of the corporation as are consistent with the foregoing, including maintenance of roads, furnishing utilities and related services.

Section 2. Powers. The corporation shall have all the powers specified in the Colorado Non-Profit Corporation Act; all powers reserved to the grantors by the Declaration of Covenants, Conditions and Restrictions for CRESTED BUTTE MEADOWS; and all powers necessary and incidental to effectively complete and carry out the purposes set forth in Section 1 hereof.

ARTICLE IV  
Membership

The corporation shall have no capital stock. The interest of its members shall be evidenced by membership certificates issued in accordance with the bylaws of the corporation. Such membership certificates shall be issued without charge or cost to the owners and holders of contract

for purchase of land in CRESTED BUTTE MEADOWS SUBDIVISION, Gunnison County, Colorado. The owners or contract purchasers of each tract within said subdivision shall be entitled to one membership per tract. The membership certificates shall be issued to the owners or contract purchasers of said property as shown by the records in the office of the County Clerk and Recorder of Gunnison County, Colorado.

Membership in the corporation shall cease upon transfer of the interest in the property by contract, deed, or operation of law. The membership herein shall run with the ownership of the land and shall be considered to be appurtenant thereto.

The association shall have two classes of voting membership. Class A membership shall be all owners with the exception of the subdivider and shall be entitled to one vote for each tract owned. When more than one person holds an interest in any tract, all such persons shall be members. The vote for such tract shall be exercised as they among themselves determine, but in no event more than one vote shall be cast with respect to any tract. Class B membership shall be the subdivider and shall be entitled to three votes per tract owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs first: (a) When two thirds of the tracts are sold; or (b) On October 1, 1988.

#### ARTICLE V Regulation of Internal Affairs

Section 1. The general management of the affairs of the corporation shall be exercised by a board of directors.

Section 2. The board of directors shall have the power to make, alter, amend, or repeal the bylaws of the corporation, but any bylaws so made may be altered, amended, or repealed by the affirmative vote of two-thirds (2/3) of the shareholders having voting rights at any annual or special meeting.

Section 3. No contract or other transaction between the corporation and one or more of its directors, or between the corporation and any firm in which one or more of its directors are members or employees, or in which they are interested, or between the corporation and any corporation or association of which one or more of its directors are shareholders, members, directors, officers, or employees, or in which they are interested, shall be invalid solely because of the fact of such interest or the presence of such director or directors at the meeting of the board of directors of the corporation which acts upon or in reference to such contract or transaction, if the fact of such interest shall be disclosed or known to the board of directors, and the board of directors shall, nevertheless, authorize, approve, and ratify such contract or transaction by a vote of a majority of the directors present, such interested director or directors to be counted in determining whether a quorum is present, but not counted in calculating the majority necessary to carry such vote, and shall not be permitted to vote upon such question. This section shall not be construed to invalidate any contract or transaction which would otherwise be valid under the common and statutory laws applicable thereto.

ARTICLE VI  
Registered Agent and Office

The address of the initial registered office of the corporation is 126 North Main Street, Gunnison, Colorado 81230, and the name of the initial registered agent of the corporation at such address is Andrew J. Kasic, Jr.

ARTICLE VII  
Directors and Officers

Section 1. Any person to qualify as either a director or officer of the corporation must own at least a fraction of one membership in the corporation, except that this provision shall not apply to the initial directors and the officers elected by the initial directors. The initial officers shall consist of a president, vice president, and secretary-treasurer.

Section 2. The initial board of directors shall consist of three members, and the names and addresses of the persons who are to serve as directors until the first annual meeting of shareholders, or until their successors are elected and qualify, are:

Douglas K. Ayraud	P. O. Box 311 Crested Butte, CO 81224
Ross K. Locker	P. O. Box 311 Crested Butte, CO 81224
Andrew J. Kasic, Jr.	126 North Main Street Gunnison, CO 81230

Section 3. At the organizational meeting of the corporation a board of directors composed of five members shall be elected. Two members shall be elected for three year terms, two members shall be elected for two year terms, and one member shall be elected for a one year term. At the annual meetings in all subsequent years replacement directors shall be elected for three year terms.

ARTICLE VIII  
Incorporators

The names and addresses of the incorporators of the corporation are:

Douglas K. Ayraud	P. O. Box 311 Crested Butte, CO 81224
Ross K. Locker	P. O. Box 311 Crested Butte, CO 81224
Andrew J. Kasic, Jr.	126 North Main Street Gunnison, CO 81230

EXECUTED IN DUPLICATE this 14<sup>th</sup> day of August, 1977, by the undersigned incorporators.

Douglas K. Ayraud  
Douglas K. Ayraud

Ross K. Locker  
Ross K. Locker

Andrew J. Kasic, Jr.  
Andrew J. Kasic, Jr.



STATE OF COLORADO )  
 ) ss.  
COUNTY OF GUNNISON )

I, the undersigned, a Notary Public in and for the County of Gunnison and State of Colorado do hereby certify that DOUGLAS K. AYRAUD, ROSS K. LOCKER, and ANDREW J. KASIC, JR., who are personally known to me to be the persons whose names are subscribed to the foregoing Articles of Incorporation, appeared before me this day in person and upon oath so swore to the truth of the facts stated therein; and acknowledged that they signed and delivered said instrument in writing as their free and voluntary act.

Given under my hand and official seal this 16<sup>th</sup> day  
of August, 1977.

My commission expires: 1-3-79

James Y. [Signature]  
Notary Public