

BOOK 004 PAGE 010
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 James Wilson Sr. 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.