

**BILLS RANCH - BLOCK 6 PUD  
PLANNED UNIT DEVELOPMENT DESIGNATION**

This Planned Unit Development Designation, to be known as the Bill's Ranch Block 6 Planned Unit Development Designation, hereinafter referred to as the "Designation", is approved this 11 day of March, 2008 by the Board of County Commissioners of Summit County, Colorado, hereinafter referred to as the "County," for certain real property located in Summit County and described in attached Exhibit A, hereinafter referred to as the "Property." This Designation establishes the land uses and density that shall be permitted on the Property, a general development plan, development standards and conditions which must be adhered to by Robert and Judith Anderson, Stephen DeSellem, Joyce Wilber, Karen and Bennett Little, and Marcia and James Little and any subsequent successor's, heir's, or assigns, collectively hereinafter referred to as the "Owner/Developer". This designation also specifies improvements that must be made and conditions, which must be fulfilled in conjunction with this Designation by the Owner/Developer.

Where this Designation does not address a specific development standard or requirement of the Summit County Land Use and Development Code currently in effect or hereinafter amended, hereinafter referred to as the "Code", the provisions of the Code shall apply. Where the Designation addresses a specific development standard or requirement, the provisions of this Designation shall supersede the provisions of the Code.

**A. PERMITTED USES AND DEVELOPMENT PLAN**

Use and development of the property shall be in accordance with the Development Plan attached hereto as Exhibit B and the following specific requirements:

**1. Permitted Uses**

Lot 104R, Block 6, Bills Ranch - One single-family residence and uses listed as accessory to residential uses in the R-2 Zoning District as stated in the County's Land Use and Development Code.

Lot 106BR, Block 6, Bills Ranch - One single-family residence and uses listed as accessory to residential uses in the R-2 Zoning District as stated in the County's Land Use and Development Code.

Lot 106CR, Block 6, Bills Ranch - One single-family residence and uses listed as accessory to residential uses in the R-2 Zoning District as stated in the County's Land Use and Development Code.

**2. Conditional Uses**

Conditional uses allowed under the R-2 zoning district as specified in the Summit County Land Use & Development Code.

**B. DEVELOPMENT STANDARDS**

**1. Development Standards**

Development of the subject properties shall comply with all development standards or requirements for properties zoned R-2 as outlined in the Summit County Land Use and Development Code, currently in effect or hereinafter amended, with the exception of density.

**2. Wetlands/Water Quality**

Development of the property shall comply with all requirements for wetland and water quality protection pursuant to Chapter 7 of the Summit County Land Use and Development Code.

**C. REQUIRED IMPROVEMENTS**

**1. Water Systems**

Domestic water supply for each lot shall be established by either an individual well permit for such Lot, valid and active as issued by the State Engineer, or by an approved municipal or private water source. A copy of a well permit shall be submitted concurrent with a building permit application for a new single-family development.

**2. Wastewater Disposal**

Wastewater disposal will be provided by the Frisco Sanitation District.

**3. Fire Protection**

The entire property is located within the Lake Dillon Fire Protection District. All development on the property shall meet all fire protection requirements of the District.

**4. Utilities and Easements**

All new utility lines shall be installed in full accordance with the standards of each utility provider and County Subdivision Regulations. Any new utility lines shall be buried underground.

**E. GENERAL PROVISIONS**

**A. Enforcement:** The provisions of the PUD designation and the development plan relating to the use of land and the location of common open space shall run in favor of Summit County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law. Other provisions of the PUD designation and the development plan shall run in favor of the residents, occupants and owners of the PUD but only to the extent expressly provided in, and in accordance with the terms of, the PUD designation and the development plan. Provisions not expressly stated as running in favor of the residents, occupants or owners of the PUD shall run in favor of the County.

**B. Breach of Provisions:** If at any time any provision or requirement stated in the PUD designation has been breached by the owner/developer, the County may withhold approval of any or all site plans or plat maps or the issuance of any or all grading or building permits applied for on the property, until such breach has been remedied, provided, however, that the County shall not take affirmative action on account of such breach until it shall have first notified the owner/developer in writing and afforded the owner/developer a reasonable opportunity to remedy the same.

C. **Binding Effect:** The PUD designation shall run with the land and be binding upon the Owner/Developer, their respective successors, representatives and assigns and all persons who may hereafter acquire an interest in the Property or any part thereof, with the exception that provisions of this designation may be modified through an amendment in accordance with the procedure stated in the County Development Review Procedures. This designation shall be recorded in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

D. **Modifications or Amendments:** Modifications or amendments to the provisions of a PUD designation shall be reviewed and acted upon in accordance with the provisions listed in Section 12202 et seq. of the Summit County Land Use and Development Code unless specific amendment provisions are drafted as part of a PUD.

E. **Notices:** All notices required by this designation shall be in writing and shall be either hand delivered or sent by certified mail, return receipt requested, postage prepaid, as follows:

Notice to County:

Board of County Commissioners  
P.O. Box 68  
Breckenridge, CO 80424

Notice to Owner/Developer:

Robert and Judith Anderson  
PO Box 2057  
Frisco, CO 80443

Stephen DeSelle  
8095 C Holland Ct.  
Arvada, CO 80005

Joyce Wilber  
931 N. Arlington  
Indianapolis, IN 46219

Bennett and Karen Little  
183 E. Ophir Lake Road  
Frisco, CO 80443

James and Marcia Little  
189 E. Ophir Lake Road  
Frisco, CO 80443

All notices so given shall be considered delivered three (3) days after the mailing thereof, excluding weekends and official holidays. Either party, by notice so given, may change the address to which future notices shall be sent.

F. **Entire Designation:** This designation contains all provisions and requirements incumbent upon the owner/developer relative to the (name of PUD) PUD, except as modified by subsequent action of the BOCC in accordance with procedures set forth in the Summit County Land Use and



Judith C. Anderson  
Judith Anderson, Additional Owner

ATTEST:

**ACKNOWLEDGEMENT:**

STATE OF COLORADO )  
 )ss.  
COUNTY OF SUMMIT )

The foregoing was acknowledged before me this 5 day of May, 2008, by Judith Anderson as us Bank cust of Judith Anderson.

Witness my hand and official seal:

My commission expires: 03/04/2010 My commission expires

Deborah Ann Gish  
Notary Public



Stephen W. DeSellem  
Stephen DeSellem, Additional Owner

ATTEST:

**ACKNOWLEDGEMENT:**

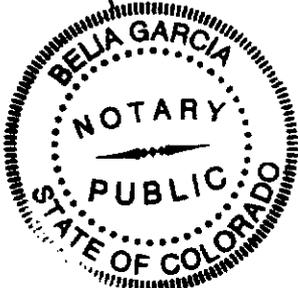
STATE OF COLORADO )  
 )ss. Jefferson  
COUNTY OF Summit )

The foregoing was acknowledged before me this 3rd day of April, 2008, by Stephen W. DeSellem as a us Bank customer of BELIA GARCIA.

Witness my hand and official seal:

My commission expires: My Commission Expires 3/9/2011

Belia Garcia  
Notary Public



Joyce Wilber  
Joyce Wilber, Additional Owner

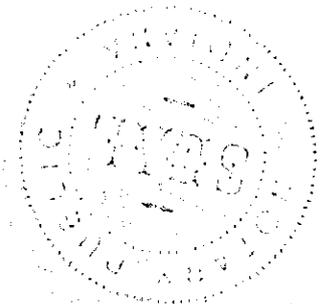
ATTEST:  
\_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF COLORADO        )  
          Indiana            )ss.  
COUNTY OF SUMMIT        )  
          Marion

The foregoing was acknowledged before me this 14<sup>th</sup> day of May  
2008, by Joyce Wilber as Owner  
of PROPERTY.

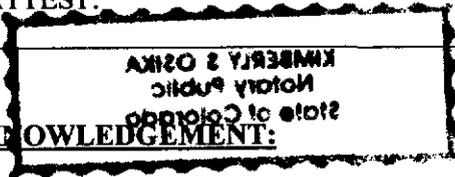
Witness my hand and official seal:  
My commission expires: 06/20/15  
Kristin Seward  
Notary Public    Kristin Seward



Bennett Little

Bennett Little, Additional Owner

ATTEST:



**ACKNOWLEDGEMENT:**

STATE OF COLORADO )  
New York )ss.  
COUNTY OF SUMMIT )  
ERIE )

The foregoing was acknowledged before me this 8 day of May, 2008, by Bennett Little as Additional owner of Block 6, Pad.

Witness my hand and official seal:

My commission expires: 2/24/11  
Dawn M. Wasmund-Ringer  
Notary Public

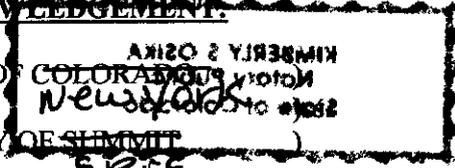
DAWN M. WASMUND-RINGER  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires 2/24/11

Karen Little

Karen Little, Additional Owner

ATTEST:

**ACKNOWLEDGEMENT:**



STATE OF COLORADO )  
New York )ss.  
COUNTY OF SUMMIT )  
ERIE )

The foregoing was acknowledged before me this 8<sup>th</sup> day of May, 2008, by Karen Little as Additional owner of Block 6, Pad.

Witness my hand and official seal:

My commission expires: 2/24/11  
Dawn M. Wasmund-Ringer  
Notary Public

DAWN M. WASMUND-RINGER  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires 2/24/11



**Exhibit A**

Lot 104R, Lot 106BR and Lot 106CR, Block 6, Bills Ranch, as platted under reception number 869747 and recorded in the Office of the Clerk and Recorder.

