

**HIDDEN FOREST ESTATES
PLANNED UNIT DEVELOPMENT DESIGNATION**

This Planned Unit Development Designation, to be known as Hidden Forest Estates is approved this 14th day of June, 1993 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 general uses which shall be permitted on the Property, a general development plan and a statement of development guidelines and conditions which must be adhered to by Brad Snodgrass, hereinafter referred to as the "Owner/Developer." This designation also specifies improvements which must be made and conditions which must be fulfilled in conjunction with this designation by the Owner/Developer.

A. PERMITTED USES AND DEVELOPMENT PLAN

Use and development of the property shall be in compliance with the Upper Blue Master Plan, and more specifically, with the Development Plan, attached hereto as Exhibit B, and with the following specific requirements:

1. Permitted Uses

Two single family residences and any of the permitted accessory and conditional uses of the RU zoning district as described in the Summit County Land Use and Development Code now in effect or as hereafter amended. Livestock can only be kept on the property with a conditional use permit being granted.

2. Parking

At least two parking spaces shall be required for each residence. No parking shall be permitted on County roads.

3. Setbacks and Building Height

Setbacks shall be set at 35 feet from all property lines.

Building heights shall not exceed 35 feet as defined by the Summit County Land Use and Development Code.

4. Public Use Fees

In accordance with the County's Subdivision Regulations, the owner/developer shall pay public use area fees in lieu of land dedication. Said fees shall be \$575 per unit and paid prior to recordation of the final plat.

B. UTILITIES AND REQUIRED IMPROVEMENTS

Utilities, improvements, and services shall be provided in accordance with all State, County, and Federal regulations. The development of the Property will be completed as set forth below:

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DORIS L. BRILL
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SUMMIT COUNTY RECORDER

1. Water System

Water will be provided from an on site domestic water well for Lot 2. Water will be provided to Lot 1 from the Blue River Water District. The plat shall show dedication of a 25 foot easement for the existing water line on the west side of the west Lot 1.

2. Wastewater and Solid Waste

Sanitation facilities are to be provided by on site septic systems approved by the Summit County Environmental Health Department.

3. Access

Access will be provided by private driveways from County Road 779.

4. Landscaping

Revegetation of all disturbed areas shall be required in accordance with the Summit County Grading and Excavation Regulations.

5. Fire Protection

Fire protection will be provided by the Red, White, and Blue Fire District. The development of the property will conform to all fire protection regulations and all health/safety regulations including wildfire mitigation as determined necessary by the Red, White, and Blue Fire District. Fireflow is not to exceed 1,000 gpm.

6. Vegetation Management Program

A vegetation management program to reduce wildfire hazard and to enhance wildlife habitat and tree vigor on the property shall be prepared with the planning staff and applicants agreement to be approved by the Colorado State Forester.

C. GENERAL PROVISIONS

1. Enforcement

The provisions of the planned unit designation and the development plan relating to the use of land 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 planned unit development designation and the development plan shall run in favor of the residents, occupants, or owners of the planned unit development shall run in favor of the County.

2. Breach of Provisions of PUD Designation

If at anytime any provision or requirement stated in the planned unit development 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 or occupancy 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.

3. 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.

4. Amendments

Amendments to the provisions of a planned unit development designation shall be reviewed and acted upon as a rezoning application, subject to the County's procedures for zoning amendments and to the requirement for findings under the Planned Unit Development Act of 1972 CRS 24-67-106(3)(b).

5. 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:

Brad Snodgrass
2305 Calle de Rafael
Albuquerque, NM 37122

All notices so given shall be considered delivered three days after the mailing thereof. Either party, by notice so given, may change the address to which future notices shall be sent.

6. Entire Designation

This designation contains all provisions and requirements incumbent upon the Owner/Developer relative to the Hidden Forest Estates Planned Unit Development, except as modified by subsequent action of the Board of County Commissioners in accordance with procedures set forth in the Summit County Land Use and Development Code and the Colorado Planned Unit Development Act (CRS 24-67-106) for amending planned unit developments, and except that nothing contained herein shall be construed as waiving any requirements of the Summit County Land Use and Development Code or other regulations otherwise applicable to the development of the Property.

7. Effective Date

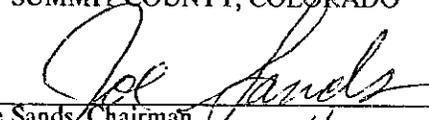
This designation must be signed by both the Summit County Board of County Commissioners and the Owner/Developer and must be recorded by the Summit County Clerk and Recorder in order to become effective. The effective date shall be the date of recordation.

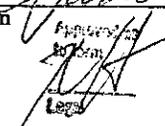
8. PUD Review Requirements

The Summit County Land Use and Development Code, Chapter 12, includes procedures and requirements for review of all Planned Unit Developments. The Owner/Developer shall be on notice of these requirements and shall insure that information necessary for the periodic review is made available to the County within the time frames as may be established in Chapter 12. The Owner/Developer further understands that failure to provide the necessary information or to proceed with the review process may result in development approvals within the PUD being withheld.

IN WITNESS WHEREOF, the County and the Owner/Developer have executed this Designation as of the date first written above.

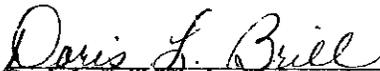
BOARD OF COUNTY COMMISSIONERS
OF SUMMIT COUNTY, COLORADO



Joe Sands, Chairman


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ATTEST:



Doris L. Brill, Clerk and Recorder



Brad Snodgrass, Owner

ATTEST

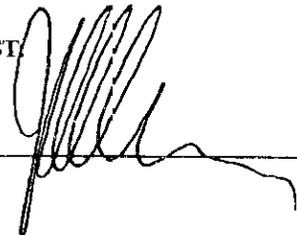


EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE GOLD KING PLACER AND THE GOLD KING No. 1 PLACER, BOTH M.S. 13653, IN SUMMIT COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 6:
BEGINNING AT THE COMMON CORNER No. 1 OF SAID GOLD KING PLACERS;
THENCE S 01°49'40" E ALONG THE WEST LINE OF SAID GOLD KING No.1
PLACER 310.07 FEET TO THE TRUE POINT OF BEGINNING OF LOT 6;
THENCE N 74°36'43" E, 1395.02 FEET; THENCE S 32°38'24" E,
310.85 FEET; THENCE S 74°27'08" W, 1559.87 FEET; THENCE
N 01°49'40" W ALONG THE WEST LINE OF SAID GOLD KING No. 1
PLACER 309.86 FEET TO THE SAID TRUE POINT OF BEGINNING,
CONTAINING 441,835 SQUARE FEET OR 10.143 ACRES, MORE OR LESS.

