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Cheri Brunvand-Summit County Recorder 7/25/2005 13:03 DF:

TIGER RUN RECREATIONAL VEHICLE RESORT

PLANNED UNIT DEVELOPMENT DESIGNATION

This Planned Unit Development Designation, to be known as Tiger Run Recreational Vehicle Resort PUD, hereinafter referred to as the "PUD Designation" was originally approved on December 11, 1995, by the Board of County Commissioners of Summit County, Colorado, hereinafter referred to as the "County", is hereby revised on June 28, 2005. This PUD Designation is for certain real property located in Summit County and described in attached Exhibit A, hereinafter referred to as the "Resort" or 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 the Tiger Run Owner's Association, Inc., a Colorado non-profit corporation, Tiger Run Investments, Inc., a Colorado corporation, all owners of lots within the Property and their successors and assigns, collectively hereinafter referred to as the "Owners".

Where this PUD Designation does not address a specific development standard or requirement of the Summit County Land Use and Development Code, hereinafter referred to as the "Code", the provisions of the Code shall apply. Where the PUD Designation addresses a specific development standard or requirement, the provisions of this PUD 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 PUD Designation's Development Plan attached hereto as Exhibit B and the following specific requirements:

1. Land Use

a. Permitted Uses and Density

Lots 1 - 248, and Lots 397–400: 252 Park Home, and Recreational Vehicle sites, limited to one such building per site.
Lots 249-367: 119 Motorhome, Travel Trailer, Fifth Wheel Trailers, and Travel Camper sites, limited to one such Recreational Vehicle per site. The permitted uses on these lots may consist of a large concrete parking pad and one storage shed with concrete service access.
Tract A: 4 Employee Housing units.
Tract B: Storage related to the maintenance and upkeep of the Property provided that such storage is screened by a combination of the existing dredge piles and fencing.
Tract C: Common area owned by the Tiger Run Homeowner's Association, Inc. hereinafter referred to as the "Association", restrooms, a shower, and a laundry mat, and other similar uses not provided for herein as may be approved by the Summit County Planning Department, hereinafter referred to as the "Planning Department", in writing.
Tract D: A recreation building containing one employee apartment unit, common rooms, meeting rooms, community kitchen, public showers, bathrooms, laundry, vending machines, swimming pool, lobby, game room, and related recreational, storage and administrative facilities. A covered pavilion containing a commercial restaurant, picnic tables, barbeque grills, fireplaces, and other amenities for Property events, gatherings, parties and meetings. The pavilion may not exceed 4,000 square feet of floor area. Outdoor recreational amenities including tennis courts, volley ball courts, basketball court, picnic areas, and play areas. A five (5) bay garage/workshop building for repair and storage of the Property's maintenance equipment and vehicles, properly contained and screened bulk fuel storage, and other activities related to the maintenance and upkeep of the Property and the Owner's Recreational Vehicles. Parking areas for the use of Owners and their guests while using the recreation building, pavilion

and other areas of the Property. The parking areas may also be used for additional parking for guests and Owners. The use of the permitted facilities on the Tracts C and D is limited to Owners and guests staying in the Property. The use of Tracts C and D shall not serve members of the general public and the uses permitted in such area shall not be advertised anywhere other than within the Property or in Property advertising materials designed to attract short-term guests to the Property's. The restaurant in the pavilion shall not deliver or cater restaurant food or other related services outside of the Property.

Tract E and Tract H: Passive open space uses with full public access.

Tract F, Tract G and Tract I: Common area owned by the Association that may have storage sheds per the provisions of this PUD Designation and other similar uses not provided for herein as may be approved by the Planning Department in writing. Notwithstanding the foregoing, no Recreational Vehicle may be placed on such common area.

Tract J: Administration building (containing 2 Employee Housing units, an office, storage, and administration area for the Property's operations limited to 1,000 sq. ft. of total floor area and a retail area limited to no more than 500 square feet of floor area).

Total: 371 Recreational Vehicle sites and 7 Employee Housing units.

Said site and units as permitted under this section shall not be considered single family units and shall not be considered density for the purposes of any transfer, conveyance or other utilizations of density rights under the Code.

b. Time Limits for Occupancy on Lots 249 - 367

No Park Homes shall be allowed on the replat of Lots 249 - 367. Allowed Recreational Vehicles on Lots 249 - 367 may remain in the Property for no more than six (6) consecutive months or more than a cumulative total of eight (8) months in any calendar year.

c. Time Limits for Occupancy for Lots 1 - 248, and Lots 397 –400

Occupancy of the Park Home and Recreational Vehicle sites within the Property is restricted to short-term owner or renter occupancy with a limit of 180 consecutive days per individual or family, and no more than 8 cumulative months in any calendar year per Owner or guest.

d. No Time Limit for the Occupancy of Employee Units

Employee Housing units as permitted by this PUD Designation on Tract A, Tract D and Tract J may be occupied on full-time, year round basis.

e. Mobile Homes Prohibited

Mobile or modular trailer homes or manufactured housing as defined under C.R.S. § 38-12-201.5(2) as being a single family dwelling unit built on a permanent chassis designed for long term residential occupancy and designed to be installed on a permanent foundation shall be prohibited on the Property and under no circumstances will the Property be converted to or used as a Mobile Home Park as defined in C.R.S. § 38-12-201.5(3).

f. Seasonal Storage

Storage trailers with boats, vehicles, snowmobiles, bicycles, etc. are permitted provided within the Property provided that such trailers are 1) parked on a designated concrete parking pad within the boundaries of a platted lot and not within one of the Tracts shown on Exhibit B, and

such storage does not exceed 180 consecutive days, and no more than 8 months in any calendar year.

2. **Allowed Accessory Uses**

a. **Storage Sheds**

One storage shed without a permanent foundation per lot with a maximum of 120 square feet of floor and a maximum wall dimension of 14 feet on any side. Storage units are restricted to the rear 35 feet of the lot and subject to all setbacks as further set out below; provided that lot owners may install storage sheds on those portions of Tracts F, G and I in accordance with the applicable requirements of this PUD Designation. Storage sheds shall be utilized for storage purposes only, as defined by section 3815 et seq. of the Code.

b. **Outdoor Storage on Lots**

Non-residential storage is prohibited on the lots. Residential storage is allowed subject to the provisions of the Code.

c. **Decks, Porches and Related Accessory Uses**

Each lot may also have a deck, a porch, residential utility services, landscaping, outdoor entertainment amenities such as grills, picnic tables, entertainment areas, fireplaces, and other similar uses not described herein may be approved by the County Planning Department in writing. All such uses shall meet the applicable requirements of this PUD Designation, such as but not limited to the maximum site coverage and setback requirements.

B. **DEVELOPMENT STANDARDS**

1. **Building Height**

a. **Height Limit for Buildings Central to the Operation of the RV Park**

The building height for the administration building, free-standing employee housing units, the recreation building, the pavilion and other buildings central to the operation of the RV park shall have a maximum height of 30 feet as defined in Section 3505.06 of the Code.

b. **Height Limit for Recreational Vehicles**

Park Home and Recreational Vehicle sites shall have a maximum building height of 17 feet.

2. **Setbacks and Maximum Site Coverage**

a. **Setbacks**

Lots 1 – 248 and 397 - 400
Front: 10 feet
Side: 3 feet
Rear: 3 feet

Lots 249 – 367
No setback is required for any development provided that development does not cross any platted lot lines, and a six (6) foot building-to-building setback is maintained.

Each Lot shall also be subject to a ten (10) foot easement from the front lot line for the storage of snow.

No building, structure or outdoor storage shall be located outside of the platted lots as depicted on the recorded plats of the Property, except for the specifically permitted uses and accessory uses as provided for in Section A.1 and A.2 of this PUD Designation.

b. Site Coverage

Lots 1 – 248 and 397 - 400 shall be limited to a maximum site coverage of 70% including but not limited to all structures, paving and other hard surface improvements.

Lots 249 – 367 shall be limited to a maximum site coverage of 90% including but not limited to a large concrete parking pad, one storage shed with concrete service access, and outdoor entertainment amenities such as grills, picnic tables, entertainment areas, and fireplaces.

3. Parking

For any new Recreational Vehicle development on Lots 1 – 248 and 397 – 400, one paved, 9' X 19' parking space per unit shall be provided within the boundaries of the lot under development. Such parking may be located in the snow storage easement along the front of each lot and may be established parallel to the lot frontage.

No parking of vehicles shall be allowed on any public road, common driveway, turnaround, or natural vegetation area, except for parking in one of the central parking areas within the Property.

4. Common Area Landscape Buffer Areas

a. Tract E Landscape Buffer

i. The landscape buffers on Tract E shall be used and developed for the enjoyment of the Owners and their guests and shall be limited to landscaping, trails and other passive open space uses and for buffering and screening the Property from the State Highway 9 corridor.

ii. The Upper Blue Planning Commission and the Board of County Commissioners approved a site plan for the removal of the dredge tailings under Planning Case #97-141, recorded at Reception Number 555-706. Any modification to such approved plan, must first be approved by the Planning Department by the site plan modification process outlined in the Code, or the party responsible for any unauthorized modification must restore the Property to conformity with the approved site plan within sixty (60) days of written notice from the Planning Department. The landscaping approved under the original site plan and any modifications to such plan shall be maintained by the Owners, including but not limited to irrigation as needed, pruning, thinning and removing and replacing dead or diseased trees.

5. Sign Program

All signage within the Property shall conform to the County's Sign Regulations as set forth in the Code.

6. Lighting

All exterior lighting shall be designed and installed so that such lighting is downward projected and utilizes shielded luminaries. Lighting shall be the minimum necessary for the use required and shall comply with the County's Lighting Regulations as set forth in the Code. One "globe light" with a low wattage bulb shall be allowed per each Recreational Vehicle site. Exterior lighting shall not include lighting that is installed as a component of any Recreational Vehicle (e.g. headlights, tail lights, running lights, etc.)

7. Conformance with the Building Code

Park Homes or additions or remodels thereto, and any other construction within the Property shall meet all applicable standards of the adopted Building Code.

Prior to the adoption of this PUD, certain improvements or additions may have been incorporated into structures on the lots without first obtaining building permits. To the extent that such construction occurred prior to the adoption of this PUD, such structures or improvements shall be considered legal non-conforming structures, as designated by the Summit County Building Department and the Summit County Planning Department. The County, in cooperation with the Association, has developed a list of these legal non-conforming structures as shown in Exhibit D. If the Owner of any lot subsequently obtains a building permit for any improvements, that Owner must correct any non-conformity and bring such structure fully into compliance with the applicable Building Code. Nothing herein shall be deemed to limit, waive or estop the ability of the Building Department to inspect and require corrections to any existing structure or improvement if the Building Department determines that such structure poses a threat to the health, safety or welfare of the public or any Owner, and all parties to this document consent to the exercise of such authority.

8. Wetlands/Water Quality

Any new development of lots within the Property shall comply with all requirements for wetland and water quality protection pursuant to Chapter 7 of the Code except that the Planning Department is the Review Authority to determine if soil disturbance within the wetland setback may be allowed per the criteria and provisions of the Water Quality Control Regulations. It is acknowledged that land within the Property was platted prior to the enactment of the Water Quality Control Regulations and some lots located along the Swan River may have limited use by an Owner if a 25 foot wetland setback is applied. In such cases where a strict application of the Water Quality Control Regulations would significantly impair or limit the use of an Owner's lot, the Planning Department may allow for soil disturbance in the wetland setback and other variances to the Water Quality Control Regulations provided that mitigation procedures under Section 7105.05 of the Water Quality Control Regulations are adopted to the fullest extent reasonably possible. An Owner seeking such soil disturbance shall submit to the Planning Department an application per the Water Quality Control Regulations.

9. Definitions

Colorado Room shall mean a pre-constructed addition to the living area of a Park Home that is physically attached to such structure and which is also mobile or readily portable. The maximum outside dimensions of any Colorado Room are twelve (12) by thirty-two (32) feet and the Colorado Room must be set back a minimum of six (6) feet from the front vertical plane of any Park Home. All Colorado Rooms must meet the standards required for residential construction established by the adopted Building Code and must be completely located outside any lot line setbacks and must further accommodate all required parking and utilities upon such lot.

Deck shall mean an exterior area constructed and intended for outdoor activities (grilling, eating, etc.), whether attached or detached to any Park Home and must be completely inside any setbacks upon the lot. Decks may be constructed on site or factory built and may be open, covered, or screened, but may have no interior or exterior walls on such structure. Decks shall be designed and constructed to be Readily Portable, and shall not be treated as residential living space.

Employee Housing shall be defined by the Summit County Land Use and Development Code, and such housing shall be limited to use by the managers or employees of the Association and their immediate relatives and not by the general public.

Fifth Wheel Trailers shall mean a vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational camping, or travel use, of such size or weight as not to require special highway movement permits when towed by a motorized vehicle and shall be no greater in length, width or height than is permitted by State and Federal regulations.

Motorhome shall mean a vehicular unit designed to provide temporary living quarters for recreational, seasonal camping, or travel use built on or a permanently attached to a self propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the complete vehicle an shall be no greater in length, width or height than is permitted by State and Federal regulations.

Park Home shall mean a pre-constructed complete building unit without motive power that is constructed to: 1) meet the design standards of this PUD Designation, and 2) factory built standards of the Colorado Division of Housing Standards, or constructed to the Park Home standards outlined in the American National Standards Institute ("ANSI") 119.2 requirements. Park homes shall be fitted with axles and wheels suitable for towing or trailering, and be designed and used for single family, single unit occupancy by persons in temporary locations for recreational and/or seasonal use. Such units are manufactured in a factory or at a location other than the residential site of the completed Park Home and which units are not licensed as motor vehicles, but, are towed on wheels to the location and are readily portable. For the purposes of this PUD, Park Homes shall be limited to a maximum exterior dimension of fourteen (14) feet by thirty-eight (38) feet and must be completely located upon the lot per the applicable requirements of this PUD Designation. All Park Homes must be constructed to the standards required for residential construction established by the adopted Building Code.

Porch. Porches shall only be constructed upon a slab on grade foundation, but shall not include such foundation, whether attached or detached to any Park Home, and must be completely inside any setbacks upon the lot, and shall adhere to all applicable requirements of the Building Code. Porches shall be designed and constructed to be Readily Portable. Porches shall not have partitions, rooms, plumbing, heating or ventilating equipment, or cooking facilities, and shall not be treated as residential living space. Porches may be constructed only if 1) the maximum outside dimensions do not exceed the maximum permitted dimensions of the Colorado Room and 2) the enclosure's wall surface area has a minimum of 60% glass (40% maximum solid surface area).

Readily Portable shall mean that a deck or other improvement as permitted by this PUD Designation can be removed within 36 hours.

Recreational Vehicle shall mean Park Homes, Fifth Wheel Trailers, Travel Trailers; Travel Campers; and other similar types of mobile residential units or dwelling units and attached equipment which are mobile and not permanently affixed to any realty but are not self propelled. Recreation Vehicles shall not include pop-up campers, tents or other similar shelters used primarily for short-term camping and recreational use.

Travel Camper shall mean a portable unit constructed to provide temporary living quarters for recreational, travel or camping use, consisting of a roof, floor and sides designed to be loaded onto and unloaded from the bed of a pick-up truck, and shall be no greater in length, width or height than is permitted by State and Federal regulations.

Travel Trailer shall mean a vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational camping, or travel use, of such size or weight as not to require special highway movement permits when towed by a motorized vehicle and shall be no greater in length, width or height than is permitted by State and Federal regulations.

C. REQUIRED IMPROVEMENTS

1. Access

Access to the property and to all building sites shall be provided by roads built to applicable County standards. No change or relocation of roads or easements shall occur without County review and full compliance with County Road and Bridge Standards. All access roads and driveways in the Property shall be maintained by the Owners or designated agents or assigns.

2. Water Systems

Adequate potable and irrigation water shall be supplied by the Swans Nest Metro District or it's successors or assigns. The Owners shall supplement the existing water supply at their expense if the existing water supply becomes inadequate to provide irrigation water for the landscaping buffers as required by this PUD Designation.

3. Sewer Systems

A. Sewer disposal is provided by the Breckenridge Sanitation District ("District").
B. Tiger Run Investments, Inc., hereinafter referred to as "TRI", shall install a backup system in the lift station to the satisfaction of the District by September 30, 2005.
C. The installation of decks, Recreational Vehicle pads, Park Homes, Colorado Rooms or other permanent improvements upon the main Breckenridge Sanitation District line or accompanying easement for the same, as approximately shown in Exhibit C, shall first require the written approval of the District. Such line is subject to an easement recorded at Reception Number 584163, hereinafter referred to as the "Easement". The provisions of this PUD do not in any way abrogate the terms of the Easement, expressly or implicitly, and all property owners potentially affected by this easement should obtain a copy of such to be aware of the terms contained therein.
D. It is acknowledged and understood that the Property has numerous utility easements that, in certain instances, run through the center of the lots, and that RVs as permitted by this PUD may lie over such easements. Each property owner should review the plats and other documents of record and understand the potential implications of owning or installing a Park Home or an addition thereto over such an easement (potential removal of the Park Home and any associated improvements, etc.).
D. The Owners shall maintain the sewer lines and the sewer system within the Property, except for any sewer line that is maintained by the Breckenridge Sanitation District.

4. Fire Protection

The entire property is located within the Red, White & Blue Fire Protection District the ("District"). All development on the property shall meet all fire protection requirements of the District or its successors or assigns. All buildings meet any applicable regulations of the District.

5. **Utilities and Easements**

All new utility lines shall be installed in full accordance with the standards of each utility provider and County Subdivision Regulations. Easements for all utilities shall be shown on each final plat. No change in utility easements shall occur without County review and compliance with all applicable standards.

6. **Storage Sheds and Dumpster Enclosures**

All outdoor storage on Tracts B, D and J, and all dumpsters shall be screened by September 5, 2005, with the plans for such screening reviewed and approved by the Planning Department. Any additional storage areas desired by the Association on Common Areas that are visible to adjacent properties and members of the general public shall first be approved by the Planning Department as an administrative staff level review prior to the installation or use of such storage areas. If such storage includes bulk fuel storage, such storage shall be properly contained within a concrete fuel containment basin, or other type of material as approved by the Planning Department, designed in accordance with applicable laws. The existing bulk fuel storage on Tract B shall be contained within a fuel containment basin designed in accordance with the provisions of this PUD Designation and applicable laws no latter than September 1, 2005.

7. **Site Plan Modification to the State Highway 9 Landscaped Buffer**

It is recognized that TRI removed dredge tailings and modified the landscape buffer on Tract E and also modified the northern side of the landscaping berm located on the western side of the Property. Prior to July 15, 2005, TRI shall submit for a site plan modification for these activities, including but not limited to a site plan showing the proposed modifications, a landscaping plan, irrigation plan, administrative review fee and site plan improvements agreement. Once approved by the Planning Department, TRI shall implement this Plan by September 1, 2005.

D. IMPLEMENTATION

1. **Platting Requirements**

As of the Effective Date of this PUD Designation, all land within the Property has been platted in accordance with the County's Subdivision Regulations.

2. **Site Plan Requirements**

Site plans shall be submitted in accordance with the provisions of this PUD and pursuant to all requirements of the Code.

E. GENERAL PROVISIONS

1. **Enforcement**

The provisions of this PUD Designation relating to the use of land and the location of Common Area Landscape Buffers and other obligations of the Owners or TRI relating to employee housing units, inspections and other land uses 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 this PUD Designation and the powers delegated to the Association under the Property Covenants, to the extent such powers are consistent with this PUD designation shall run in favor of the residents, occupants and Owners of the Property, but only to the extent expressly

provided in, and in accordance with the terms of this PUD Designation and the Covenants. PUD Designation provisions not expressly stated as running in favor of the residents, occupants or Owners shall run in favor of the County.

2. Breach of Provisions of PUD Designation

If any time any provision or requirements stated in this PUD Designation are breached by the Owners 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 responsible Owner(s) in writing and afforded the responsible Owner(s) a reasonable opportunity to remedy the same.

3. Binding Effect

The PUD Designation shall run with the land and be binding upon the Owners, 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 PUD Designation may be modified through an amendment in accordance with the procedure stated in the County Development Review Procedures. This PUD 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 this PUD 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 at CRS 24-67-106(3)(b).

5. Notices

All notices required by this PUD Designation shall be in writing and shall be either hand-delivered or sent by certified mail, return receipt requested, postage prepaid, as follows:

Board of County Commissioners
PO Box 68
Breckenridge, CO 80424

Tiger Run Owners Association, Inc.
1945 Gaylord Place
Thornton, CO 80241

Tiger Run Investments, Inc.
85 Tiger Run Road
Breckenridge, CO 80424

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 PUD Designation contains all provisions and requirements incumbent upon the undersigned parties relative to the Tiger Run Resort Planned Unit Development, except as modified by subsequent action of the Board of County Commissioners in accordance with procedures set forth in

the 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 Code or other regulations otherwise applicable to the development of the Property.

7. Relationship to Original PUD Designation and Previous Amendments

To the extent the provisions of this revised PUD Designation are the same in substance to the provisions of earlier approved versions of this PUD designation, they shall be considered as continuations thereof and not new enactments. Where provisions of this revised PUD Designation conflict with earlier approved versions of the Tiger Run PUD Designation, the provisions of this revised PUD Designation shall supersede and replace such provisions.

9. Effective Date

The effective date of the PUD Designation will be when the PUD Designation is signed by the Board of County Commissioners and recorded in the office of the Summit County Clerk and Recorder, which may be referred to as the Effective Date throughout this PUD Designation.

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

S/s MARSHA W. OSBORNE

Marsha W. Osborne, Chairman

ATTEST:

S/s DORIS L. BRILL

Doris L. Brill, Clerk and Recorder

Tiger Run Investments, Inc.,

S/s RUSSELL WHITT

Russell Whitt

ATTEST:

S/s LINDA LYNCH

APPROVAL OF AMENDMENTS

The foregoing planned unit development designation amends and supercedes the Tiger Run RV Park as approved and signed by the Summit County Board of County Commissioners on:

Date of Modification	**Reception Number**	**Resolution Number**
June 28, 2005	795702	2005-51

The foregoing planned unit development designation supercedes all previous planned unit development documents and designations covering the real property included within the foregoing. To the extent that the provisions of the foregoing are the same in substance to the provisions of earlier approved versions of such planned unit development designations, they shall be considered as continuations thereof and not new enactments. Copies of the original Planned Unit Development Designation and the amendments noted above are available from the Summit County Clerk and Recorder.

ADOPTED THIS 28th DAY OF JUNE, 2005.

COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

Thomas A. Long

Thomas A. Long, Chairman

ATTEST:

SUMMIT COUNTY SEAL COLORADO

Cheri Brunvand, Clerk & Recorder

Tiger Run Resorts Recreation Vehicle Park Plats, Recorded at Reception Number 236574
Tiger Run Resort RecreationVechicle Park Replat, Recorded at Reception Number 522046
Tract J, the Administration Building Tract as shown on Exhibit B.

Exhibit A

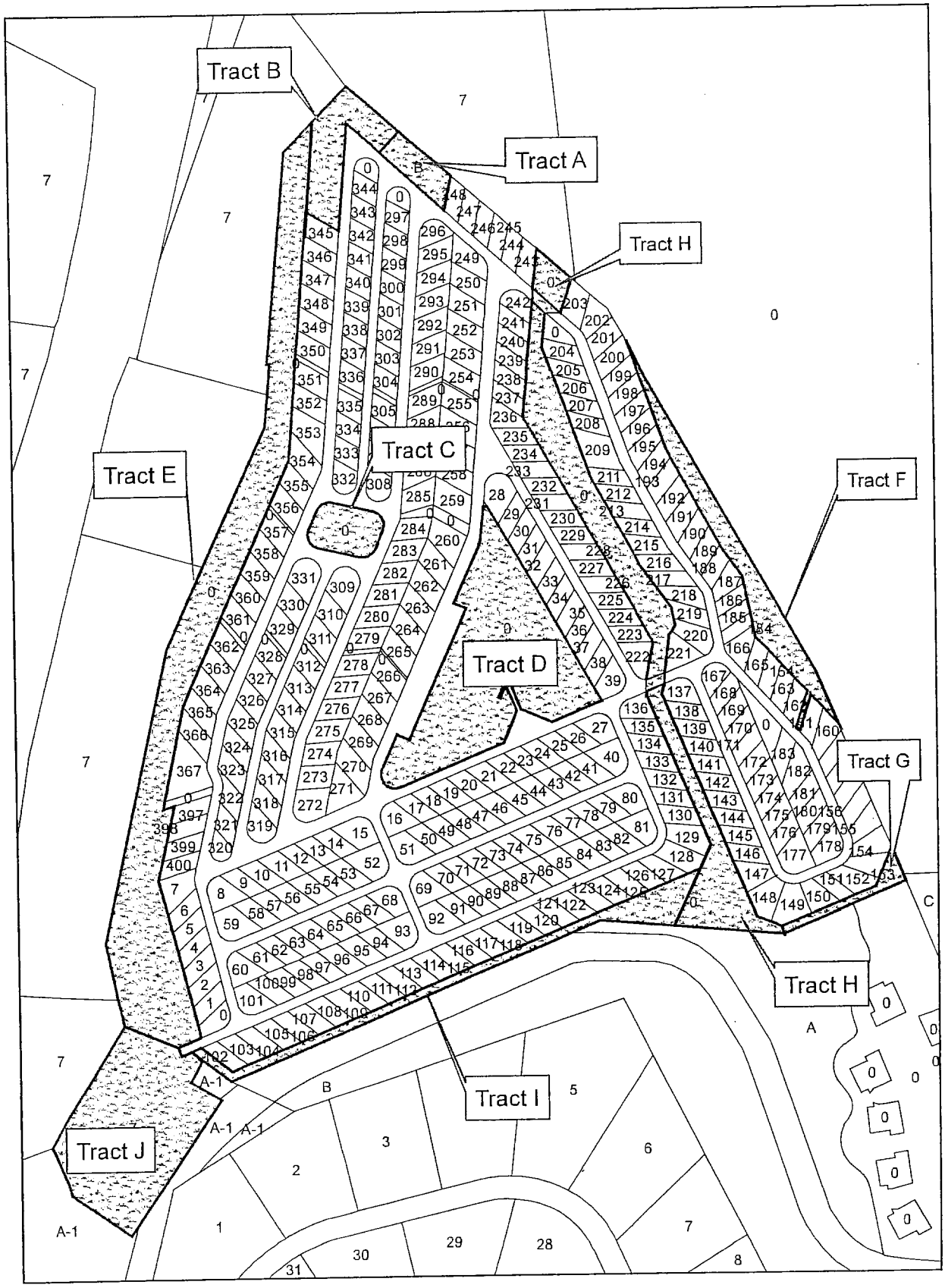

EXHIBIT B
Tiger Run R.V. Resort PUD
Conceptual Development Plan

EXHIBIT B

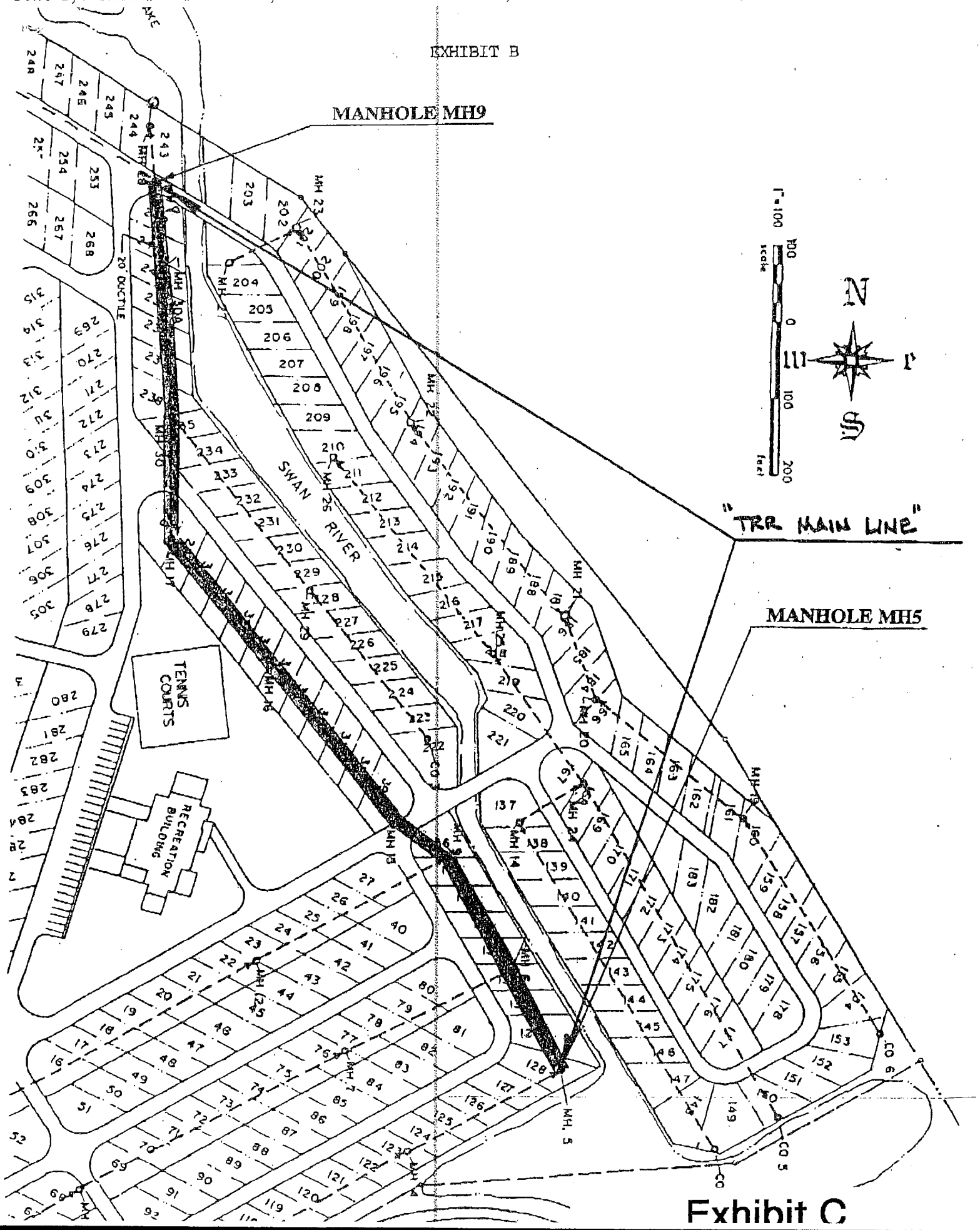

Exhibit C

Exhibit D: List of Legal, Nonconforming Enclosures

The following lots have legal, nonconforming enclosures:

Lot 10
Lot 15
Lot 29
Lot 36
Lot 104
Lot 121
Lot 122
Lot 123
Lot 124
Lot 126
Lot 148
Lot 151
Lot 216
Lot 242