



1059821

Kathleen Neel – Summit County Recorder

**DERCUM'S DASH NEIGHBORHOOD  
PLANNED UNIT DEVELOPMENT DESIGNATION**

This Planned Unit Development Designation, to be known as the Dercum's Dash Neighborhood Planned Unit Development, hereinafter referred to as the "Designation", is approved this 13<sup>th</sup> day of September, 2004 by the Board of County Commissioners of Summit County, Colorado, and subsequently amended on the 13<sup>th</sup> day of May 2014 by the Board of County Commissioners of Summit County, Colorado, 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 within the Property, a general development plan, development standards and conditions that must be adhered to by Chihuahua LLC, hereinafter referred to as the "Owner/Developer" and successors and assigns of the Owner/Developer. This Designation also specifies improvements which must be made and conditions which must be fulfilled in conjunction with the development of the Property.

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 "Development Code", the provisions of the Development Code shall apply. Where the Designation addresses a specific development standard or requirement, the provisions of this Designation shall supersede the provisions of the Development Code. Use and development of the Property shall be in accordance with the specific requirements of this Designation and in substantial compliance with the PUD Plan attached hereto as Exhibit B.

**A. PERMITTED USES AND DEVELOPMENT PLAN**

**1. Permitted Uses**

The following are the permitted density and uses of the Property:

- a. Residential – a maximum of 24 single-family dwelling units.
- b. A clubhouse with a maximum size of 6,000 square feet that is limited to the use of Owner/Developer or guests staying in the Property shall constitute a permitted use upon one lot designated for such use on Exhibit B.
- c. One 900 sq. ft (maximum) employee housing unit that shall be required in conjunction with the clubhouse lot, subject to meeting the following requirements:
  - i. The employee housing unit shall be reserved solely for that purpose by a deed restriction and shall include the following provisions:
    - Only individuals employed at least 30 hours/week within Summit County are eligible for renting the employee unit.
    - All rental contracts shall be long term (at least six (6) months in duration) and no short term rentals shall be allowed.
    - Individuals employed with the Designation or within the Keystone Resort Area shall be given first preference in renting these units.
  - ii. Such a covenant shall be reviewed and approved by the County Attorney's Office and the Summit Housing Authority and recorded prior to the issuance of any certificate of occupancy for the clubhouse building.

- d. Private open space for passive open space uses (hiking trails provided easements or permits are obtained from adjoining landowners, picnicking, nature viewing, etc.) unless a conditional use permit is approved for one of the other uses per Section A.2 below. Private open space areas may contain wood split rail or other similar fences around environmentally constrained areas such as wetlands.
- e. A property management office is allowed in conjunction with the club house lot.
- f. A sales office is allowed on the club house lot per section 3817 of the Development Code.

## **2. Accessory and Conditional Uses**

The following provisions represent an outline of potential accessory and conditional uses allowed upon the Property:

- a) Private attached or detached garage or garages are permitted as an accessory use subject to meeting the limitations and requirements set forth in the Development Code.
- b) Home occupations are permitted in accordance with Section 3810 of the Development Code (accessory or conditional use, with the determination made during review).
- c) Storage buildings/shed shall be permitted as an accessory use if limited to 500 square feet of floor area.
- d) Residential outdoor storage, including but not limited to, storage or parking of recreational vehicles, boats, utility trailers in accordance with Section 3815 of the Development Code (some storage is a conditional use, while other storage is an accessory use).
- e) Other residential accessory uses permitted for the R-1 Zoning District as outlined in the Development Code.
- f) A tramway, ski trails, and skier access ways are allowed as a conditional use subject to review and approval in accordance with the conditional use permit development review process outlined in the Development Code. Issues to be evaluated during that time include, but are not limited to: (i) visual impacts; (ii) slope stability; (iii) environmental impacts (wetlands (a 25 foot setback should be maintained unless engineering makes infeasible), wildlife, etc.). Any tramway, skyway or skier access way permitted through the conditional use permit process shall use best management practices in constructing the lift, to ensure that environmental damage is avoided. Best Management Practices to be considered may include, but not be limited to: (i) hand digging of tramway tower holes; (ii) using a helicopter to pour concrete and install the towers; (iii) cutting down trees in the winter and hauling out by helicopter to prevent excessive grubbing and slope disturbance or other environmentally friendly removal technique.

## **3. Caretaker Units**

- a. Caretaker units do not count towards density since such units are allowed as a limited accessory use to the single family residential dwellings. Thus, there is no density associated with these units that can be transferred out of the Designation, nor can such units be converted to market rate dwelling units.
- b. Caretaker units are a permitted use subject to administrative review per the requirements of this Designation, including those requirements expressly set forth in this Section 3.
- c. Number of caretaker units allowed: One caretaker unit per lot.
- d. Caretaker units shall be occupied by persons related to the Owner/Developer of the property, either by blood or marriage, by guests of the Owner/Developer, or employees of the Owner/Developer who exchange security and/or caretaker services for housing.

Caretaker units shall not be offered to or be used as rental units. Where a caretaker unit is established, the primary unit may be owner-occupied, rented short or long term, or vacant.

- e. A caretaker unit shall be restricted by the property owner by a recorded covenant with the County, in a form acceptable to the County, that restricts the use of the unit to members of the property owner's family, or guests of the Owner/Developer or employees of the Owner/Developer in accordance with this section. The covenant shall grant enforcement power to Summit County.
- f. Caretaker units shall be contained within a single family dwelling so that the single family character is maintained, and may not be detached, except for Lot 1, which may have a caretaker unit located over a detached garage.
- g. Residences which contain caretaker units shall retain a single family character in both function and design.
- h. Caretaker units shall not exceed 900 square feet of living space, as such term is defined in the Development Code.
- i. Parking for caretaker unit shall be provided in accordance with the requirements of the Development Code.

#### **4. Animal Keeping**

Animal keeping shall be restricted as set forth for the R-1 Zoning District in the Development Code. All dogs and cats shall be kept in an enclosed kennel, kept inside the dwellings or kept within a fenced run or electronic fence. Dogs or cats or other animals as allowed by this Designation shall not be allowed to stray or roam free upon the Property or on the adjacent USFS lands.

### **B. DEVELOPMENT STANDARDS**

#### **1. Building Height**

The maximum building height for the residential structure and any accessory structures associated with the residential use, shall not exceed 35 feet, with such maximum height measured as a parallel plane 35 feet above either the natural grade or finished grade, whichever is more restrictive. The height limitation can be visualized as an irregular plane, having the same contour as the natural surface of the building site, elevated to a height of 35 feet above the natural or finished grade. If the topography of the site slopes in more than one direction, the slope with the steepest grade shall be used as the natural grade by which the maximum height is calculated. Where there are minor depressions, hills or other minor irregularities of the natural grade of the building site, the average grade of the building site shall be used to determine the maximum height.

## **2. Setbacks for Lots and Disturbance Envelopes**

- a. Setbacks for all lots shall be as follows:

Front Setback (Adjacent to main road or access easement):	25 feet
Rear Setback:	25 feet
Side Setback:	10 feet
Adjacent Private Property and USFS lands:	25 feet

Setbacks shall be measured and administered, and restrictions on the use of setbacks shall be applied, pursuant to the applicable provisions of the Development Code.

- b. The Conceptual Development Plan (Exhibit B) conceptually illustrates setbacks for each lot within the Property.
- c. At the time of platting, a disturbance envelope shall be located within the setback lines of each lot. Site disturbance outside of the disturbance envelope shall be limited to: (a) grading and surfacing of driveways; (b) installation of utilities; (c) installation of landscaping described herein; and (d) the construction of any entry features and split rail or other approved fencing. Utilities shall be designed to follow driveway cuts wherever practicable. Trees located outside of the disturbance envelope shall be preserved unless tree removal is specifically required for forest management and fire mitigation. Any tree removal for such approved activities shall be first approved of by the County based upon either a plan prepared by a qualified forestry consultant or the County's fire mitigation requirements. Drainage improvements as required by applicable regulations shall be located within the disturbance envelopes, to the greatest extent practicable.

## **3. Exterior Materials and Color**

- a. Natural materials shall be required, such as natural wood, natural stone, or stucco generally being acceptable. Naturally appearing materials may be used if approved by the Planning Department only if required by an applicable code or regulation.
- b. Natural exterior colors shall be used, with an emphasis on subdued earth tones. Brighter accents for trim and other similar architectural features may be permitted by the County.

## **4. Environmental Standards**

- a) Slopes: All disturbance envelopes shall be located in areas with slopes less than 30% excluding minor, isolated areas that may exceed 30%, as approved in advance by the Planning Department.
- b) Wetlands: Disturbance envelopes shall be located at least 25 feet from wetland areas. No soil disturbance shall occur within 25 feet of wetland areas. All areas within 25 feet of wetlands shall be maintained in a natural state.
- c) Floodplain: No development shall occur within the 100 year floodplains that may be present on the Property.
- d) Geology: Final design of geohazard mitigation measures shall be determined and certified by a licensed Colorado geotechnical engineer prior to final plat review and the establishment of disturbance envelopes.

## 5. Protection of the Natural Landform and Topography

The following design standards shall be used when designing disturbance envelopes during the required platting process and during the required site plan review:

- a) Disturbance envelopes shall be located and designed during the required platting process so that the existing visual dominance of the natural landform, vegetation and topography is maintained.
- b) To the extent practicable, development shall not penetrate the skyline as viewed from any public road, trail, open space or recreation area.
- c) Development shall minimize the need for grading, earth moving, vegetation removal and site disturbance to the maximum extent practicable.
- d) To the extent practicable, buildings shall be stepped to fit with the natural terrain.
- e) Building mass shall be broken into distinct, smaller forms including facades and rooflines. Breaking the mass into smaller forms, which may involve repeating similar forms is required over large blocks or building masses.
- f) Roads and other linear utilities that require site disturbance and removal of vegetation shall avoid crossing steeper slopes in the "mid slope" area.
- g) The horizontal and vertical extent of road and driveway cuts shall be limited.
- h) Cut and fill slopes are strongly discouraged and shall be minimized to the extent practicable.
- i) Disruption to existing drainage courses shall be minimized to the extent practicable. Where disruption or realignment cannot be avoided, reconstruction shall occur in a naturalized manner allowing water to percolate and flow in a non-destructive course. If culverts or other drainage facilities are required, they shall be detailed such that contrast with the existing environment is minimized.

## 6. Parking and Driveway Design

- a. At least 2 parking spaces shall be required for each single family residence. At least two parking space shall be required for each caretaker unit. Garage spaces shall be counted toward meeting these parking requirements. Caretaker unit parking spaces cannot be tandem, nor located in the required setbacks.
- b. Driveways and parking areas shall be designed in accordance with the applicable requirements of the Development Code.

## 7. Designated Open Space Areas/Public Use Areas

- a. **Private open space areas:** The private open space areas as shown conceptually in Exhibit B shall remain open and free from all improvements and be kept in a natural state, except for improvements and uses expressly provided for by this Designation, such as fencing around environmentally constrained areas and passive open space uses. Any final plat for the property shall note such restrictions as to private open space.
- b. **Public use areas:** Pursuant to Section 8601 of the Development Code, the Owner/Developer is required to provide public use areas. To meet this requirement, the Owner/Developer has agreed to construct natural surface trails and dedicate trail easements in lieu of a portion of the payment of public use area fees. Nevertheless, some fees may still be required based upon an evaluation by the Open Space and Trails Department. The 20 foot-wide natural surface trail and associated easements will be located approximately as depicted in Exhibit B.

The Owner/Developer shall construct the natural surface trails within the dedicated easements to the standards outlined in the Summit County Land Use and Development Code. Dedication of the trail easements shall occur prior to recordation of a final plat for the site. Construction of the trails shall occur prior to the issuance of the first certificate of occupancy and must be approved by Open Space and Trails Department staff. Determination of the relative value of the natural surface trail construction vis-à-vis the public use area requirement will be made by the Open Space and Trails Department staff. The remainder of the public use area fees shall be paid prior to the issuance of the first certificate of occupancy.

- c. **Maintenance of private open space and trails:** Public and private trails constructed by the Owner/Developer and the private open space areas shall be privately maintained by a homeowners' association for the project or through the inclusion of the Property into The Keystone Neighborhood Company, Inc., at the Owner/Developer's option and subject to any necessary inclusion procedures. Provisions for such maintenance shall be addressed in the covenants during the required platting.

## 8. Water Quality

All development shall comply with the County's Water Quality Control Regulations outlined in Chapter 7 of the Development Code.

## 9. Signs and Lighting

- a. All signs shall comply with the Summit County Sign Regulations as now in effect or hereafter amended.
- b. All exterior lighting on dwellings or detached structures shall be recessed within the building and downcast, or full cut off luminaires to minimize light pollution and protect the wildlife values of the surrounding areas. All other lighting within the Property shall comply with the provisions of the Development Code.

## 10. Site Plan Review

Development within each lot after platting shall comply with the site plan review requirements of the Development Code.

## 11. Fencing and Walls

- a. **Fences:** Fences are prohibited except for the following uses: (i) fencing for private "outdoor living areas" not to exceed 500 sq. ft. provided such fencing does not exceed 6 feet in height; (ii) dog or cat runs or fenced in areas not to exceed 500 sq. ft. provided such fencing does not exceed 6 feet in height; (iii) a "buck and rail", split rail or other similar wood fencing to be used around the perimeter of the Property or to define environmentally sensitive areas, provided the maximum height does not exceed 4 feet. When fences are permitted, such fences shall be complementary in design to the main structure(s).
- b. **Retaining Walls:** Retaining walls shall be designed in accordance with the applicable provisions of this Designation and the applicable provisions of the Development Code. Retaining walls shall be located within the required disturbance envelopes unless a retaining wall is associated with one of the built improvements permitted outside of the disturbance envelope, such as but not limited to driveways. To the extent practicable,

retaining walls shall be constructed with natural materials such as rock, or naturally appearing materials. Large cut/fill slopes and exposed concrete retaining walls are prohibited. Such retaining walls shall not exceed two (2) courses with a maximum height per course of four (4) feet within the front setback and a maximum height per course of six (6) feet outside the front setback, where each terrace shall have a minimum width of four (4) feet with a maximum slope of 3:1.<sup>1</sup> Such terraces shall be landscaped and irrigated as per a landscape plan approved as part of any site plan or subdivision application that includes such walls. Retaining walls shall also be designed in accordance with the applicable provisions of the Development Code where a specific retaining wall standard or requirement is not covered by this Designation.

## **12. Wildlife Protection**

- a. If the County adopts a wildlife friendly fencing design, all fencing permitted outside of the disturbance envelopes shall be "wildlife friendly" as per such design and current DOW regulations or requirements.
- b. All trash enclosures must be bear proof and residents shall be educated about the presence of bears in the area.
- c. All construction activities shall be confined to the daylight hours except for emergency repairs.
- d. Contractors, subcontractors, and employees are prohibited from bringing dogs and other pets to the construction site.

## **C. REQUIRED IMPROVEMENTS**

### **1. Access**

Access to the property and to all building sites shall be provided by Independence Road, an existing public road, and other roads as shown on Exhibit B, to be built by the Owner/Developer to applicable County standards. Final road design, drainage improvements, grading and other improvements related to the main access road shall be reviewed and approved by the County Engineer and the Road and Bridge Department using the applicable standards outlined in the Development Code. Roads constructed by the Owner/Developer shall be privately maintained by a homeowners' association for the project or through the inclusion of the Property into The Keystone Neighborhood Company, Inc., at the Owner/Developer's option and subject to any necessary inclusion procedures. Provisions for such maintenance shall be addressed during the required platting.

### **2. Water Systems**

The Snake River Water District ("Water District") shall provide water supply for the development. Construction of all water lines shall be in conformance with the regulations of the Water District. Adequate fire flows shall be provided as determined by the Snake River Fire District and in accordance with applicable County Regulations.

### **3. Sewer Systems**

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<sup>1</sup> 3:1 slope is defined as one (1) foot of vertical rise for each three (3) feet of horizontal run.

The Snake River Sanitation District ("Sanitation District") shall provide sewage for the development. Construction of all sewer lines shall be in conformance with the regulations of the Sanitation District.

**4. Fire Protection**

The entire property is located within the Snake River Fire District ("Fire District"). All development on the property shall meet all fire protection requirements of Fire District or its assign. All structures shall meet the requirements of the Building and Fire Codes in place at the time of building permit submittal.

**5. Vegetation Management**

A subdivision-wide fuel reduction plan and vegetation management plan to reduce wildfire hazard, susceptibility to mountain pine beetle infestation, enhance wildlife habitat and improve tree vigor on the property shall be prepared by the Owner/Developer. The plan shall be submitted by the Owner/Developer concurrent with the plat for the project and reviewed and approved by the Colorado State Forest Service. The plan, once approved by the Colorado Forest Service shall be implemented prior to recordation of any final plat for the Property or guaranteed in the subdivision improvements agreement.

**6. Utilities and Easements**

All new utility lines shall be installed underground and in full accordance with the standards of each utility provider and County Subdivision Regulations. Easements for all utilities shall be shown on the final plat.

**7. Landscaping**

Landscaping and revegetation improvements shall be required as part of any site plan required pursuant to Summit County Regulations for single family development. Where the Planning Department determines that existing trees are not sufficient to provide adequate landscaping so that the forested character is retained, the Planning Department may require the installation of additional trees during the required site plan review.

At the time of platting, the Owner/Developer shall prepare and submit a landscaping plan for the Property that is in compliance with all applicable provisions of the Code. The Owner/Developer shall be responsible for the installation of such landscaping concurrent with the construction of the subdivision improvements.

**D. IMPLEMENTATION**

**1. Condition to Effectiveness**

This Designation shall not be effective and shall not be executed or recorded until: (a) the Owner/Developer has acquired fee simple title to the Property; and (b) in connection with its acquisition of title, the Owner/Developer has conveyed marketable fee simple title to the real

property described on the attached Exhibit C (the "Chihuahua Property") to the United States and/or the County, free and clear of all liens and encumbrances except for (i) reservations in the United States patents; (ii) a power line easement recorded November 30, 1976, at Reception No. 161000; (iii) map of the Town of Chihuahua recorded at Reception No. 499327; and (iv) other exceptions as permitted by the grantee, at its discretion; (c) the Town of Chihuahua has been properly and formally abandoned in accordance with Colorado law; and (d) all potential density associated with the Chihuahua town site has been properly extinguished. In the event that either of the foregoing conditions has not been fulfilled within ten (10) years of the date of the resolution approving this Designation, then this Designation shall be void and of no further force or effect unless the Board of County Commissioners, in its discretion, grants an extension to this vesting period in accordance with the procedures set forth for a minor PUD amendment.

## **2. Platting Requirements**

- a. A preliminary and final plat shall be submitted to the County for review and prior to any development that involves the subdivision, selling, or conveying of any interest in the property to others.
- b. Densities of development indicated in this Designation represent maximum permitted densities and levels of use and each proposed development phase must meet all applicable standards and requirements as contained in the Development Code unless such standards and requirements are specifically waived or modified by the terms of this Designation.
- c. Prior to the Snake River Planning Commission hearing the preliminary plat request, the applicant shall obtain a letter from the Colorado Geologic Survey (CGS) indicating that the geotech/geohazard issues identified in a letter from the CGS dated November 13, 2003 have been sufficiently addressed and remedied or mitigated.
- d. Prior to the Snake River Planning Commission hearing the preliminary plat request, the applicant shall obtain a letter from the Summit Water Quality Committee (SWQC) endorsing the conceptual layout of the proposal.

## **3. Formation of Homeowner's Association**

Prior to the issuance of any building permits for new residential units after the Effective Date, the Owner/Developer shall create a homeowners' association or other legal entity for the maintenance of the roads, driveways and other common areas of the Property or will include the Property within an existing homeowners' association.

# **E. GENERAL PROVISIONS**

## **1. Enforcement**

The provisions of this Designation and its development plan relating to the use of land and the location of any public 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 Planned Unit Development Designation and the development plan shall run in favor of the residents, occupants and owners of the planned unit development, but only to the extent expressly provided in, and in accordance with the terms of, the Planned Unit Development Designation and the development plan. Provisions not expressly stated as running

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 Planned Unit Development Designation**

If at any time, any provision or requirement stated in this 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 promptly remedy the same.

**3. Binding Effect**

This 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 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 this Designation shall be reviewed and acted upon as a rezoning application, subject to the County's procedures for zoning amendments under 12208 of the Development Code and to the requirement for findings under the Planned Unit Development Act of 1972 at CRS §24-67-106(3)(b), or in accordance with any other statute or regulation then in effect and applicable to the Property, unless such amendment is determined to be minor in nature.

**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:

Chihuahua LLC  
c/o Gary J. Miller  
P.O. Box 1884  
Dillon, CO 80435

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

**6. Entire PUD Designation**

This Designation contains all provisions and requirements incumbent upon the Owner/Developer relative to the Dercum's Dash Neighborhood Planned Unit Development, except as modified by subsequent action of the Board of County Commissioners in accordance with procedures set forth in the 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 Development Code or other regulations otherwise applicable to the development of the Property.

**7. Effective Date**

This Designation will become effective upon its recording in the office of the Summit County Clerk and Recorder after being signed by the Board of County Commissioners and by the Owner/Developer or its agent.

**8. Planned Unit Development Review Requirements**

Chapter 12 of the Development Code includes procedures and requirements for review of all Planned Unit Developments. The Owner/Developer shall be on notice of these requirements. If the County and the Owner/Developer enter into a development agreement to vest property rights pursuant to CRS 24-68-101 and Section 12800 et seq of the Development Code, then the PUD review requirements shall apply as delineated in any development agreement.

**9. Legality of Provisions**

In the case one or more of the provisions contained in this Designation, or any application hereof, shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained in this Designation and the application thereof shall not in any way be affected or impaired thereby.

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

By: William C. Wallace, Chairman

ATTEST:

Cheri Brunvand, Clerk and Recorder

Chihuahua, LLC  
OWNER/DEVELOPER

By: \_\_\_\_\_

STATE OF COLORADO            )  
                                          )ss.  
COUNTY OF SUMMIT         )

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2004 by William C. Wallace as Chairman of the Board of County Commissioners and Cheri Brunvand as Clerk and Recorder of Summit County, Colorado.

Witness my hand and official seal:

\_\_\_\_\_  
Notary Public

My commission Expires: \_\_\_\_\_

STATE OF COLORADO            )  
                                          )ss.  
COUNTY OF \_\_\_\_\_         )

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2004 by \_\_\_\_\_ as \_\_\_\_\_, of Chihuahua, LLC.

Witness my hand and official seal:

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

APPROVAL OF AMENDMENTS

The foregoing document is the Dercum's Dash Neighborhood Planned Unit Development Designation as approved by the Summit County Board of County Commissioners on the 13th Day of September, 2004 and under at Reception No. 1030649 and as amended by the Summit County Board of County Commissioners as follows:

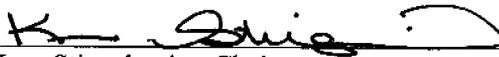
Resolution Number	Reception Number
10-061	1030650
14-027	1059820

The planned unit development document dated the 13th day of September 2004 and recorded at Reception No. 1030649 and revised to incorporate the amendments approved as noted above shall remain in force as revised. The foregoing document is issued as a continuation of the original document. Copies of the original Planned Unit Development Designation and the amendments noted above are available from the Summit County Clerk and Recorder.

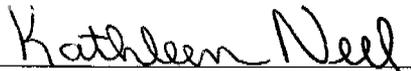
Adopted this 13h day of May 2014.



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

  
Karn Stiegelmeier, Chair

ATTEST:

  
Kathleen Neel, Clerk and Recorder

## Exhibit A

Keystone Base Exchange Parcel

Section 19: Lot 34, Lot 35 and N 1/2 SW 1/4 SW 1/4, Township 5 South, Range 76 West of the 6th Principal Meridian

And as described in the plat recorded under Reception number 1030651 and as amended under Reception number 1059824

