

Filed for record on 21st day of January, A. D. 1983 at 12:40 o'clock P. M.

Joanne M. Reitingger  
RECORDED  
by *Joanne Reitingger* DEPUTY

Resolution No. **372122**

RESOLUTION OF THE CRESTED BUTTE SOUTH PROPERTY OWNERS' ASSOCIATION BOARD OF DIRECTORS CONCERNING THE AMENDMENT OF THE COVENANTS AND RESTRICTIONS OF CRESTED BUTTE SOUTH

**A**

WHEREAS, the Board of the Crested Butte South Property Owners' Association, Inc., A Colorado Non-Profit corporation, caused to be initiated certain amendments to the Covenants and Restrictions for Crested Butte South, filed for record in Book 420 at page 404 of the records of Gunnison County, Colorado; and,

WHEREAS, the aforementioned amendments to the Covenants and Restrictions were subsequently approved by a vote of a majority of the owners of lots affected thereby,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CRESTED BUTTE SOUTH PROPERTY OWNERS, INC., AS FOLLOWS:

1. It is hereby declared that the following amendments to the Covenants and Restrictions of Crested Butte South be, and hereby are, effective immediately upon adoption and filing of this Resolution with the Clerk and Recorder's Office in and for the County of Gunnison, State of Colorado:

Section 5.00, et seq., is amended to read as follows:

5.00 Land Use

5.01 With the exception of those areas designated as Commercial Lots, or set aside for community purposes, all lots shall be known and designated as residential lots; and no structure shall be permitted or placed, or altered or erected on any such lot in violation of the requirements hereof. No single or multi-family structure may be erected or placed upon a residential lot which exceeds thirty (30) feet in height measured from the average grade surrounding the structure to its highest point. Nothing herein contained shall prevent the placement of a child's playhouse of reasonable size and location, and neat appearance.

Section 8.00, et seq., is amended to read as follows:

8.00 Animals

8.01 No animals, livestock or poultry of any kind shall be kept or bred on any lot in Crested Butte South; except that a reasonable number of family dogs, cats, birds, fish and horses may be kept provided that they are not kept or bred for any commercial purpose, nor allowed to annoy others.

Section 10.00, et seq., is amended to read as follows:

10.00 Minimum Size

*see amendment*

~~10.01~~ 10.01 No residential structure which has an area of less than 1,200 square feet, exclusive of porches, garages and basements, if a single family residence; or less than 800 square feet per side, not including porches, garage and basements, if a duplex, shall be erected or placed upon any lot or cluster. There is no minimum square footage for a unit in a multi-family structure; provided, however, that the size of units in a multi-family structure must receive specific approval from the Architectural Review Board.

Section 11.00, et seq., is amended to read as follows:

11.00 No Construction in Absence of Water and Sewer

11.01 No structure shall be built upon any lot until the road, water and sewer adjacent to the lot involved shall be installed and functional, nor shall any individual water supply or sewage disposal system be permitted on any lot. All residential and commercial structures shall be connected to the water and sewer system provided, unless an exemption from these provisions is obtained from the Architectural Review Board, the Crested Butte South Metropolitan District, and the Gunnison County Sanitarian.

Section 13.00, et seq., is amended to read as follows:

13.00 Parking and Snow Storage

13.01 No vehicle or objects of any nature shall be parked upon the streets within Crested Butte South while there shall be snow upon the ground adjacent to such street. The owner of each lot shall provide adequate off-street parking equal to at least two (2) spaces per single family residence and one (1) space per bedroom for multi-family structures.

13.02 Every lot owner shall be required to provide adequate space upon his property to store snow deposited from driveways and parking areas.

2. That the signatures of the voting owners are contained upon individual petitions and that such petitions shall be put into safekeeping in the permanent records of the Crested Butte South Property Owners' Association.

3. That this Resolution shall be filed with the Office of the Gunnison County Clerk and Recorder forthwith, and shall immediately become effective upon such filing.

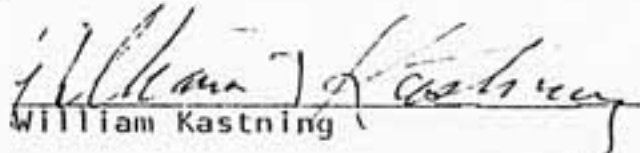
RESOLVED this 18 day of Jan., 1983.



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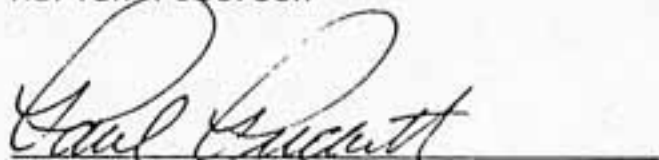
THE CRESTED BUTTE SOUTH PRO-  
PERTY OWNERS' ASSOCIATION,  
INC., BOARD OF DIRECTORS

  
John M. Diethich

  
William Kastning

  
Susan Anderton

  
Muriah Peterson

  
Paul Puckett