

" CRESTED BUTTE HIGHLANDS "

DATA: 153 SITES  
1108 ACRES  
GROSS DENISTY 7.3 ACRES/SITE.  
MINIMUM LOT SIZE 5 ACRES  
RANGE LOT SIZES 5 TO 32 ACRES  
AREA IN OPEN SPACE AND PARKS 134 ACRES  
PERCENT OF AREA IN PARKS AND ROADS 17.3%

CONCEPT: CRESTED BUTTE HIGHLANDS is a subdivision with lots planned and sized to provide each owner with an individual recreation and park area. With all lots being not less than 5 acres in size the subdivision has been planned for maximum privacy and seclusion.

The subdivision has been designed to provide easy access to the Gunnison National Forest for recreation hiking and riding. Two miles of the boundary lines of this subdivision border on the Gunnison National Forest.

There is virtually an unrestricted view of surrounding mountains and valley from each site.

CRESTED BUTTE HIGHLANDS is primarily designed to be a seasonal and second home area.

ENVIRONMENT AND

ECOLOGY: Roads are designed and spaced to be virtually invisible from the valley below. Each road is planned on the ground to limit tree cutting to an absolute minimum.

There will be an architectural and site control committee to control and determine building location, size of dwellings and access.

The location of all homes will be controlled so that there will be no destruction of the natural environment. There will be no destruction of trees and shrubbery and no excavation except as is required at the actual location of the home.

There will be no hunting or discharge of firearms permitted within the subdivision.

To best provide for the elk and deer herds the building of fences will be limited so that these animals can have full and free access across the property.

RESTRICTIONS:

An architectural and site control committee will be established to protect the natural environment. This committee shall have full authority to control construction and development as above set forth.

Fences shall be allowed only with approval of control committee.

As noted above no hunting or discharge of firearms will be permitted within the subdivision.

There shall be no mobile homes or mobile home type modular construction. The protective covenants will contain mandatory provisions limiting the development of the building sites to best protect the quality of life within the subdivision.

Gunnison County will be granted the full authority to enforce protective covenants and restrictions.

No motorized vehicles will be permitted access to the Gunnison National Forest area.

WATER &  
SEWER:

Nine springs have been adjudicated within the subdivision with decrees having been entered by the Water Judge adjudicating this water for domestic, agricultural and recreational uses.

The hydrology report indicates that there is ample ground water.

The subdividers shall make available to the subdivision all required water rights to insure ample water at all times within the subdivision.

The size of all lots is sufficient to provide space for adequate and satisfactory individual sewage disposal systems that will meet all applicable governmental rules and regulations.