



A BETTER PERSPECTIVE

The Ultimate Mountain Homesites

...and only a few remain

Nestled at the base of Crested Butte Mountain, you have the most spectacular views of the valley spread out for miles around you. Views that seem to go on forever. Green meadows dotted with livestock, meandering streams below and snow capped peaks majestically silent in the distance. These views can never be compromised.

This is the most prestigious and protected neighborhood in Mt. Crested Butte. The building envelopes of the Estate Homesites are set in groves of mature aspen trees, which protect your privacy and give you the feeling that your neighbor is a mile away.

Your homesite sweeps away unobstructed from your decks to your own stream frontage below. You are bathed in sun all day and marvel at the blazing sunsets late in the afternoon, all year long. In the evening, the alpenglow tapers to a rising moon as the town lights begin to sparkle below. Gracious and spectacular living!

The homesites are accessed on paved roads and come complete with all town services: water, sewer, gas, electric, phone and cable are ready to connect to your mountain retreat. You have true mountain living with views, exclusivity and privacy, while enjoying the conveniences of all the town services and amenities.

With all this mountain splendor, you are just minutes from the chairlift, a championship golf course, a million acres of National Forest, restaurants, shops and the airport.

There are few opportunities to enjoy the spiritual beauty of the mountains *and* have all the convenience of living in town. Overlook gives you this experience, don't miss it!

**SUMMARY
OVERLOOK AT MT CRESTED BUTTE
PROTECTIVE COVENANTS AND DESIGN GUIDELINES**

The Overlook at Mt. Crested Butte Owners Association, Inc.

The Owner's Association is formed to administer, manage, and govern the Overlook at Mt. Crested Butte subdivision pursuant to the law and/or the Declaration of Protective Covenants of Overlook at Mt. Crested Butte, including any action appropriate for the benefit of lot owners or the subdivision.

The terms and conditions of membership shall be as set forth in the Association By-Laws and the Protective Covenants. Initially there will be three members of the governing Board of Directors of the Association; these are Henry Gallin, Robert Drabkin, and Patrick Montgomery.

Each homesite and estate lot owner shall be a member of the Association and will be entitled to one vote for each lot owned, for a total of 26 votes.

The Protective Covenants and Bylaws of the Association

Each homesite and estate lot owner shall contribute equal annual dues to the Association which shall be used for snow removal (until such time as the roads are dedicated to the Town of Mt. Crested Butte.), administrative costs, insurance, and for maintaining the common elements, if any. (At present there are no common elements contemplated for Overlook.) All regular and special assessments shall be allocated equally among all Lots. Snow removal from driveways within each lot shall be the responsibility and expense of each Lot owner.

Use of the homesite lots and estate lots at Overlook will be as follows:

A. Size of residence

Homesite Lots (1-20) shall be allowed to construct one single family residence with a living area of no more than 8,000 square feet, or 25% of the Lot area, whichever is less, one home occupation, and one attached or detached garage.

Estate Lots (A-F) shall be allowed to construct one single family residence containing a living area of no more than 12,000 square feet, or 25% of the Lot area, whichever is less, and shall be allowed one detached guest house of no less than 800, nor more than 1,200 square feet of living area. The guest house may not be constructed prior to construction of the main dwelling unit.

Combined lots

1.5 acres or more: allowed one single family residence of no more than 10,000 square feet of living area, or 25% of the Lot area, whichever is less; and one home occupation and one detached guest house.

Less than 1.5 acres; allowed one single family residence containing a living area of no more than 8,000 square feet, or 25% of the Lot area, whichever is less; and one home occupation and one detached guest house.

B. Location of Residence

No building or other improvement of any kind shall be constructed on a Lot except within the prescribed Building Envelopes, as depicted on the plat map. If an owner wishes to combine adjoining lots, and desires to change a Building Envelope, he may do so by applying for approval from the Association Design Review Board and from the Town of Mt. Crested Butte.

C. Miscellaneous Use Provisions

Caretaker Apartments: Each single family residence is allowed one apartment of no more than 1,000 sf. either in the residence or in the detached garage. This apartment shall not be rented to other than a caretaker for the residence.

Home Occupations: Each single family residence is allowed one home occupation.

Minimum size of Single Family Residence: 2,500 sf for any residence.

Partitioning: No Lot may be partitioned, separated or subdivided from any other part thereof.

Detached Guest House: (On Combined lots of more than 1.5 acres, or on Estate Lots) Shall be a dwelling of not less than 800, nor more than 1,200 sf in a detached Building or in a Garage Building.

All other use provisions are outlined in the Protective Covenants and exist to preserve and protect the right of quiet enjoyment of all owners at Overlook.

Building Design Guidelines

The Overlook at Mt. Crested Butte Association has formed a Design and Review Board which will review and approve all plans to construct, landscape or maintain improvements external to any dwelling unit or garage anywhere at Overlook prior to the commencement of any such action. Each proposed building or improvement plan shall be reviewed to consider the suitability for the Overlook subdivision and compliance with Overlook Design Guidelines; its effect on the environment; its effect on the utilization and view of the Lot and surrounding Lots, and the placement of the improvements with respect to topography, drainage, snow removal, ground elevations and natural terrain features. In addition to compliance with the design review process, each owner will also need to obtain all approvals, licenses and permits required by the Town of Mt. Crested Butte, and any Special District providing services to the Lot prior to the start of construction of any Building or Improvement.

In order to insure that the character and quality of each residential homesite is maximized, it will be required that a licensed architect design residences at Overlook. Also, because of the sensitivity of the Overlook Association to long-term environmental issues, it is required that a footing and foundation plan be prepared for any residential building or garage by a Colorado licensed engineer, taking into account such issues as drainage, sub-soil conditions, etc.

In general, everything that can be done will be done to preserve the special natural attributes of Overlook. For example, the construction of fences will be limited to those used for privacy and which are integral to the residences. Natural vegetation will be encouraged; lawns and landscaping shall be limited to the areas immediately adjacent to the residences and within the building envelopes. Any disturbances to the terrain will be restored to its original condition once construction is complete.

For a complete description of the Protective Covenants and Design Guidelines, please obtain the full package of project documents from Gallin Realty Company by calling 303-349-7000.

OVERLOOK AT MT. CRESTED BUTTE INFRASTRUCTURE IMPROVEMENTS

The Overlook at Mt. Crested Butte will be constructed with a complete infrastructure to accommodate the needs of the modern homeowner. All improvements will meet or exceed Town of Mt. Crested Butte specifications.

ROADS

Overall Road Width: 28 feet
Pavement Width: 24 feet
Shoulder Width: 2 feet
Road Right of Way: 60 feet
Pavement: 3"
Gravel Base: 8"

Upon completion of roads and acceptance by Town of Mt. Crested Butte, roads will be owned and maintained by the Town.

WATER & SEWER

Water main: 8" diameter
Fire Protection: Fire hydrants throughout development

Sewer: Combination Gravity Flow and Force Main system

Water and Sewer will be connected to Mt. Crested Butte Water and Sanitation District. Upon completion of Water and Sewer, and acceptance by Mt. Crested Butte Water & Sanitation District, system will be owned and maintained by the metro district.

ELECTRICITY

Underground electricity will be provided by the Gunnison County Rural Electric Association. 120/240 volts single phase 3 wire service.

PHONE

Underground phone service to be provided by US West. Approximately 200 plus pair will be installed.

GAS

Underground gas service to be provided by Greeley Gas Company.

CABLE TV

Underground Cable Television service to be provided by Gunnison Cablevision.

FIRE PROTECTION

Fire protection to be provided by the Crested Butte Fire Protection District.

**OVERLOOK AT MT. CRESTED BUTTE
INFRASTRUCTURE IMPROVEMENTS
UPPER LOOP BIKE PATH/ MT. CRESTED BUTTE RECREATION PATH**

Improvements to the Upper Loop Bike Path and provisions for the construction of the Mt. Crested Butte Recreation Path to be completed by developer.

SUBDIVISION IMPROVEMENTS AGREEMENT WITH TOWN OF MT. CRESTED BUTTE

The improvements of Roads, Water, Sewer, Electric, and the Bike/Recreation path are provided for by the Subdivision Improvements Agreement with the Town of Mt. Crested Butte. This includes a cash deposit by Developer to fund 25% of this agreement prior to or upon recording of plat and subsequent buildup of fund by depositing a portion of each sale in the fund until full fund amount is reached. Improvements must be complete per Subdivision Improvements Agreement by November 1, 1995. Please see Subdivision Improvements Agreement or contact Developer for further information.

NOTE: Developer will begin to construct Infrastructure Improvements in the Spring and Summer of 1994.

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ROADS

Overall Road Width: 28 feet
Pavement Width: 22 to 24 feet
Shoulder Width: 2 feet
Road Right of Way: 60 feet
Pavement: 3"
Gravel Base: 8"

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