

Reception#: 781490

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**GRASS MESA HOMEOWNERS ASSOCIATION**  
**(a Colorado nonprofit corporation)**  
**ARCHITECTURAL COMMITTEE RULES AND REGULATIONS**

Pursuant to the Declaration of Easements, Restrictions and Covenants for Grass Mesa Ranch, recorded June 7, 1983 in Book 628, at Page 503 as Reception No. 342393, as amended, and the Articles of Incorporation for the Grass Mesa Homeowners Association filed June 7, 1983 with the Colorado Secretary of State, and C.R.S. § 38-33.3-302, the Architectural Committee for the Grass Mesa Homeowners Association duly adopts the following Rules and Regulations concerning residential development within Grass Mesa Ranch:

1. Prior to any development of any Lot in Grass Mesa Ranch, the owner(s) of said Lot shall submit to the Architectural Committee a Site Plan of the proposed development. Said Site Plan shall include the location of any dwelling and/or outbuildings on the lot as well the location of any driveways, utilities, leach field, culverts and any and all other improvements to be constructed on the Lot.
2. If the owner(s) of any Lot seeks to submit an application for subdivision with the Garfield County Planning & Zoning Commission, said plan must be first approved by the Grass Mesa Homeowners Association's Architectural Committee. The approval of any subdivision plan shall be binding upon the Architectural Committee's assessments of potential impacts to the common elements owned by the Grass Mesa Homeowners Association, the infrastructure required to meet the needs of subdivided lots including, but not limited to, utilities installation, sewage/leach field placements and water accessibility for domestic and irrigation purposes. Said approval shall not be unreasonably withheld.
3. If any lot is subdivided into parcel less than 20 acres in size, no accessory dwelling units (ADU) shall be permitted.
4. All lots subsequently attaining the approval for subdivision shall pay to the Grass Mesa Homeowners Association a special assessment fee in the amount of \$10,000.00 per subdivided lot for damage and impacts to common elements of the Association.
5. Each subdivided lot shall become a distinctly separate lot from the original lot and, as such, shall be assessed Association assessments in equal proportions to all other lots within the Association.

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02/02/2010 11:22:28 AM Jean Alberico  
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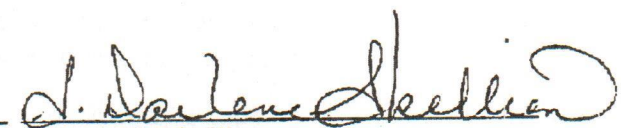
6. Any fire protection holding tank and/or pond must be filled and maintained from outside water sources.

The foregoing Rules and Regulations of the Architectural Committee for Grass Mesa Homeowners Association shall become an amendment to the Declaration of Easements, Restrictions and Covenants for Grass Mesa Ranch Homeowners Association and duly recorded in the books and records of Garfield County, Colorado. Failure to comply with the foregoing Rules and Regulations shall permit the Grass Mesa Homeowners Association to all collection procedures allowed said Declaration of Easements, Restrictions and Covenants and C.R.S. § 38-33.3-316, et seq.

DATED: November 8, 2008

GRASS MESA HOMEOWNERS ASSOCIATION  
ARCHTITECURAL COMMITTEE:

  
Jeffrey C. Lange

  
S. Darlene Skellion

  
Michael Meskin