

EXHIBIT A:

RESTRICTIVE COVENANT FOR THE ESTABLISHMENT OF A CARETAKER / EMPLOYEE UNIT AT MUGGINS GULCH

THIS RESTRICTIVE COVENANT ("Covenant") is entered this ___ day of _____, 21__ by and between _____ whose address is _____ ("Grantor") and the County of Summit, State of Colorado, by and through its Board of County Commissioners, whose address is Post Office Box 68, Breckenridge, CO, 80424 ("Grantee"), for the purpose of restricting the use of the subject property in perpetuity, according to the terms and conditions contained herein.

For and in consideration of the Grantee's approval of an "Caretaker / Employee Unit" via the approval of the **Muggins Gulch Rural Land Use Subdivision, PLN07-072, recorded at Rec. No. 1055078 and further modified via PLN21-023** on the property described below pursuant to said approval and Section 3809.03 of the Summit County Land Use and Development Code, the Grantor hereby covenants and agrees to, with and for the benefit of the Grantee and the general public as follows:

1. **Property Affected:** This covenant and restrictions imposed hereby shall apply to the real property located in Summit County, Colorado, owned by the Grantor and particularly described as:

Caretaker UDE on Private Open Space, Muggins Gulch Subdivision

2. **Use Restricted:** The Caretaker / Employee Unit shall be restricted to long-term occupancy to at least one individual employed within Summit County a minimum of 30 hours per week. The provision of caretaking services for the Muggins Gulch Subdivision shall count towards the 30 hours per week requirement. Short-term rental of the unit is expressly prohibited. Long-term occupancy shall mean a period of at least six (6) consecutive months as the sole residence of the occupant.
3. **List of Tenants Available:** Upon request of the Grantee, the Grantor shall, within ten (10) days of such request provide the Grantee with a list of the current tenants, their places of employment, and a copy of the lease agreement for the unit.
4. **Occupancy Procedures:** At such time that the restricted unit becomes vacant, the Grantor must immediately make reasonable good faith efforts to lease the unit to a qualified occupant. For the purposes of this covenant, a qualified occupant is defined as persons residing and employed in Summit County a minimum of 30 hours a week. In the event that the Grantee discovers the unit is not being occupied according to the requirements of this covenant, the Grantor shall have 90 days to lease the unit to a qualified occupant, and submit a copy of such lease to the Grantee along with the names of the current tenants and their places of employment, or show cause as to why such unit has not been leased in accordance with these regulations. If the Grantor is unable to lease the unit to a qualified occupant within 90 days, for good cause shown, the Grantor shall contact the Summit Combined Housing Authority to request assistance with finding a qualified occupant to lease the unit. The Grantor shall be allowed reasonable, good faith discretion in determining if any prospective tenants are suitable, provided that such discretion is not exercised intentionally or inadvertently in a manner to circumvent the intent of these regulations. However, in making such determination, no discrimination in terms of race, creed, gender, sexual orientation or other protected classifications will be tolerated. Any unit not properly leased in accordance with these requirements shall be deemed a violation of the approval and a breach of the covenant restricting the unit.
5. **Enforcement:** The Grantee shall have the ability to pursue any and all remedies necessary to enforce the requirements of this covenant, including revocation of the Caretaker / Employee Unit

approval. Should any violation of this Covenant or any provision of the Caretaker / Employee approval occur, the Grantee shall be entitled to all costs, including reasonable attorney's fees, incurred in enforcing the same.

- 6. **Binding Effect:** This Covenant shall run with the land and be binding upon the Grantor, its heirs, successors, representatives, and assigns.
- 7. **Recordation:** Grantee shall record this instrument in a timely fashion in the official records of Summit County, at the Office of the Summit County Clerk and Recorder, and Grantee may re-record it at any time as may be required to effectively preserve its rights in this Covenant, in the exercise of Grantee's discretion.
- 8. **Severability:** The terms and conditions of this Covenant are expressly intended to be severable. In the case one or more of the provisions contained in the Covenant, 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 Agreement and the application thereof shall not in any way be affected or impaired thereby.
- 9. **Governmental Immunity:** The Grantee does not intend to waive, by any provision of this Covenant, the monetary limits of any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, Section 24-10-101, et seq., C.R.S.
- 10. **Jurisdiction and Venue:** The laws of the State of Colorado shall govern the interpretation and performance of this Covenant. Venue shall only be proper in Summit County, Colorado.
- 11. **No Benefit to Third Party:** This Covenant does not and shall not be deemed to confer upon or grant to any third party any rights to claim damages or to bring any lawsuit, action or other proceedings against any of the Parties because of any breach hereof, or because of any terms, covenants, agreements or conditions contained herein. Other than as specified herein, this Covenant is not intended to impose any legal or other responsibility on the Parties.

EXECUTED as of the date first above written.

GRANTEE:
COUNTY MANAGER
OF SUMMIT COUNTY, COLORADO

Scott Vargo, County Manager

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me on _____, 20____,
by Scott Vargo, County Manager, Summit County, Colorado, as Grantee.

Witness my hand and official seal. My commission expires _____.

{SEAL}

Notary Public

[Signatures continue on following page]

GRANTOR:

(sign):

(print name):

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on _____, 20____,
by _____, as Grantor.

Witness my hand and official seal. My commission expires _____.

{SEAL}

Notary Public

GRANTOR:

(sign):

(print name):

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on _____, 20____,
by _____, as Grantor.

Witness my hand and official seal. My commission expires _____.

{SEAL}

Notary Public