



**ENTRADA AT BRECKENRIDGE
PLANNED UNIT DEVELOPMENT DESIGNATION**

This Planned Unit Development Designation, to be known as the Entrada at Breckenridge Planned Unit Development Designation, hereinafter referred to as the "Designation", originally approved on the 8th day of May, 2007, and originally recorded under Reception No. 856636, and subsequently amended on the 12th day of March, 2013 by the Board of County Commissioners of Summit County, Colorado hereinafter referred to as the "County," for certain real property located in Summit County and described in attached Exhibit A, hereinafter referred to as the "Property."

This PUD Designation establishes the land uses and density that shall be permitted within the Property, a general development plan, development standards and conditions that must be adhered to by property owners within the Property, and by Entrada at Breckenridge, Inc., a Colorado corporation, and its successors and assigns, hereinafter referred to as the "Owner/Developer". This PUD Designation also specifies improvements, which must be made, and conditions, which must be fulfilled in conjunction with the development of the Property. Where this PUD Designation does not address a specific development standard or requirement of the Summit County Land Use and Development Code ("Code"), the provisions of the Code shall apply. Where the PUD Designation addresses a specific development standard or requirement, the provisions of this PUD Designation shall supersede the provisions of the Code. Any reference to specific Code regulations shall imply those regulations in effect at the time of adoption of the PUD and any subsequent amendments to those regulations in the Code.

I. CONCEPTUAL DEVELOPMENT PLAN AND GENERAL GOALS

The definitions of terms in this PUD Designation shall be per the Code unless a specific term is defined herein.

Use and development of the Property shall be in accordance with the specific requirements of this PUD Designation and in general conformance with the conceptual PUD Development Plan attached hereto as Exhibit B, and the following goals.

A. Overview and General Goals

Project Overview:

The general goal of this PUD is to provide a Project that addresses land uses in high demand, yet short supply in Summit County and respect the responsibility that comes with developing a piece of property at the gateway to the Town of Breckenridge. These goals encompass such potential uses as business and commercial uses, mini storage, affordable housing, hotel/motel development, mixed use business office complex or other such uses. It is expressly intended that this PUD shall remain flexible and creative in its interpretation and

implementation to properly tailor the uses implemented to reflect the prevalent demands for business and commercial uses in the community. Said goals are outlined more fully as follows:

1. Create a PUD that allows for a combination of mixed uses specifically chosen to augment the supply of particular land uses, which are currently in high demand by the residents of Summit County, yet in low supply throughout the County.
2. Allow for the potential, future multi-family residential development of the Property with the express requirement contained herein that a minimum of one-third (1/3) of the housing be affordable, as defined in § 3809 et al of the Code, or otherwise properly designated as employee housing in accordance with the applicable standards of the County and the Summit Combined Housing Authority ("SCHA"). This preservation of future development potential will allow future developers to convert certain portions of the Property to multi-family, providing they are able to satisfy the requirements of this PUD Designation, particularly demonstration of an adequate water supply, in the event that such use is determined by the Owner/Developer at such time to be desirable.
3. Reserve the right for future development of the Property that is compatible with the uses permitted in this PUD, but ensure that all future development is reviewed by the Upper Blue Planning Commission by mandating prior site plan review for establishment of any future primary uses on any tract or parcel pursuant to Chapter 12 of the Development Code.
4. Tailor the Property's zoning designation and design criteria to reflect modern commercial standards in the Code. This PUD sets forth design criteria and uses permitted on the Property, while expressly maintaining the flexible business oriented nature of the zoning designation on the Property.
5. Decrease maximum allowable density under the B-1 zoning district while maintaining the potential for viable and practical commercial and business development use of the property.
6. Maintain an attractive, functional and economically viable development at a gateway to Breckenridge by transforming it into a functional, yet attractive commercial and/or mixed-use development.
7. Create architecturally interesting and attractive buildings on a scale that is not only functional, but ensures that the visual aspects from both Highway 9 and CR 450 are appropriate for the surrounding Mountain Community.

8. Create a recreational pathway on the southern portion of the Property parallel to CR 450 to allow increased opportunities for pedestrian and bicycle traffic to the residential developments in French Gulch and beyond, as well as access to the bus stop on the northwest corner of Highway 9 and CR 450.
9. Establish design standards and architectural guidelines to ensure that current and future development within the Property is attractive and an asset to the community.

B. Permitted Uses

Subject to compliance with applicable subdivision regulations, the property is divided by the lot line indicated on the Development Plan, attached hereto as Exhibit B. A general subdivision exemption to adjust the lot line was approved by the Board of County Commissioners on March 27, 2007, Resolution Number 2007-21. The West parcel fronting Colorado Highway 9 shall be referred to as "Tract A" and the East Parcel fronting County Road 450 shall be referred to as "Tract B". Subsequently, a Right-of-Way Dedication plat was approved by the Board of County Commissioners on March 12, 2013, Resolution Number 2013-13, which created Tract C, a .213 acre parcel herein referred to as "Tract C".

Uses permitted on the Property shall in general be those considered to be of a commercial, lodging, storage and multifamily residential nature. Commercial uses shall not include certain higher intensity businesses such as gas stations or drive-thru restaurants of any type unless such uses are approved by means of a major PUD amendment in accordance with section 12202, et. seq. Uses may include the following:

Tract A

1. Art Gallery
2. Animal hospital without large animals
3. Auto Rental Office, but not storage of rental fleet
4. Bank
5. Business, Retail
6. Business, recreation (ex. Cross fit or other fitness facility)
7. Business, Service
8. Administrative/business/professional/government/real estate/rental, and property management offices
9. Standard restaurant
10. Child care center
11. Hotel/motel
12. Hotel condominiums
13. Conference Facilities
14. Multifamily units, 1/3 of which must be affordable as defined herein.

15. Any use consistent with the above permitted uses and approved by the Review Authority during site plan or other appropriate development review process.

Tract B

1. Art Gallery
2. Animal hospital without large animals
3. Auto Rental Office
4. Bank
5. Business, Retail
6. Business, Service
7. Equipment rental, not including farm equipment or heavy machinery
8. Administrative/business/professional/government/real estate/rental, and property management offices
9. Standard restaurant
10. Child care center
11. Hotel/motel
12. Hotel condominiums
13. Conference Facilities
14. Multifamily units, 1/3 of which must be affordable as defined herein.
15. Mini-warehouse
16. Equipment / motor vehicle / RV / nonresidential storage pursuant to guidelines outlined in § 3815 of the Code.
17. Storage building
18. Any use consistent with the above permitted uses and approved by the Review Authority during site plan or other appropriate development review process.

Tract C

Tract C is limited to uses permitted in the County Right-of-Way and expressly includes the recreational pathway or other such access and recreational uses as deemed appropriate by the County. Notwithstanding the foregoing, it is expressly understood that Owner/Developer shall retain the right of access across Tract C in accordance with the Deed of Dedication to the County, as recorded in the records of the Summit County Clerk and Recorder at Reception Number 1081703, and any access plans approved by Summit County.

Pursuant to §12200.04 of the Code, the PUD Development Plan attached hereto as exhibit B is intended to be approximate and conceptual in nature. Accordingly, reasonable modifications or variations to such plan, without modification of this document, are contemplated and allowed provided such changes maintain compliance with the Code.

C. Permitted Density

1. **Commercial Density** – The maximum permitted density on the property for commercial property shall be 1:2.5 floor area ratio provided that all development standards as set forth herein and in any other applicable County regulations are satisfied. Such permitted density is for the Property as a whole and may be disproportionately distributed between Parcel A and Parcel B, provided each parcel complies with the design standards described herein and in any other applicable County regulations.
2. **Residential Density** – The maximum permitted density on the property is 12 units per acre, where the average unit size equates to 1400 sq. ft. Affordable housing as defined in § I(C)(6) hereof does not count towards the maximum permitted density, except that the total maximum density of both affordable and non-affordable housing shall not exceed 16 units per acre. The maximum residential density for both Tract A and Tract B shall not exceed a combined total 63 units and 88,200 square feet, provided all regulations of the PUD and Code are met. To the greatest extent practicable, Owner/Developer shall avoid development of residential density which directly abuts State Highway 9 or otherwise derive ingress or egress upon said thoroughfare.
3. Notwithstanding the foregoing, all density calculations addressed in this PUD that contemplate acreage, floor area, or size of the property in any manner shall include the total area of Tracts A, B, and C which, taken in their entirety include 3.977 acres or 173,271 square feet.
4. **Affordable Housing**
 - i. Affordable housing is defined as either (1) properly designated and restricted employee housing in accordance with the applicable standards of the County and the SCHA; or (2) established as affordable pursuant to § 3809 et al in the Code.
 - ii. Rentals of affordable or employee housing as the case may be is authorized pursuant to the requirements of § 3809 et al of the Code.
 - iii. For the purposes of changing uses in future redevelopment of the property density conversions shall apply as follows. One development right equals:
 - a. 1,400 square feet of multi-family living space (e.g., town homes, condominiums and duplexes);
 - b. 1,000 square feet of non-residential gross floor area (e.g., commercial, industrial, etc.); or,
 - c. 3 lodge units (no kitchen).
5. Any future redevelopment of the property beyond initial build out as expressly contemplated herein shall not result in any net effective increase in density, as set forth in the Code, for the PUD Property as a whole.

D. Private Transfer Fee on Transfers of Real Property

1. The Owner/Developer has established a private, perpetual real estate transfer fee equal to 0.5% (one half of one percent) of the purchase price, to be collected upon every sale of each residential and commercial property interest, except any mini-warehouse development, deed-restricted residential unit, or any undeveloped parcel of land, that may at any time be allowed and established in accordance with this PUD. This private real estate transfer fee is for both the initial sales of the residential and commercial property interests within the Property, and subsequent resales of such residential property interests.
2. Prior to the County approving any plat or site plan for any such residential or commercial development, except any mini-warehouse development, deed-restricted residential unit, or undeveloped parcel of land, the Owner/Developer shall submit a model covenant for the lots within the Property that reflect the real estate transfer fee requirement of this section and how such fee will be administered. Moreover, prior to the approval of a site plan where any such fee is applicable, such fee requirement shall also be generally reflected in any Covenants, Conditions and Restrictions ("CC&R's") for the property, if any, and a contractual mechanism for the collection and dedication of such fees shall be established.
3. The real estate transfer fee, once collected by Owner/Developer or its designee or assignee, shall be dedicated to a fund to be administered by the County or by an entity assigned by the County, as an endowment fund.
4. The proceeds of this transfer fee will go towards child care needs in the Upper Blue Basin to augment and improve child care resources within Summit County. The dedication of said funds for these noted purposes may be modified by the County with express written consent of the Owner/Developer,
5. Said transfer fee shall be in addition to, independent of, and not in derogation of any other private fees or endowments established on the property, for affordable housing or otherwise legally established.
6. All sales of affordable and employee housing, mini storage units and/or mini storage development, and undeveloped land will be exempt from this fee.

II. DEVELOPMENT STANDARDS

A. Building Height

1. Building heights shall not exceed 35 feet as defined in the Code for all uses except for any mini-warehouse buildings. Mini-warehouse buildings are limited to a maximum height of 25 feet, as defined in the Code.
2. The following exceptions to height limits are allowed:
 - i. Appendages: Chimneys, vents, television or radio antennas, etc. may exceed by 10% the maximum height allowed.
 - ii. Architectural design elements: Towers, cupolas, clock towers, etc. may exceed by 20% the maximum height allowed, so long as the overall architectural value of the structure is improved and the additional height does not increase floor area. Notwithstanding the foregoing, the main roof line shall not exceed the maximum height allowed, as stated in § II(A)(1) hereof.
 - iii. An increase in the maximum height allowed may be considered during a site plan review process for a particular proposal, and if supported by the Review Authority the approved height shall be reflected in the PUD through the PUD modification process.

B. Setbacks

Property Line	Building	Parking
Front (1)	30'	10'
Rear	30'	5'
Side for Parcel A	20'	5'
Side for Parcel B	30'	5'
Interior lot lines between Tracts A& B	20'	5'
Interior Lot Lines within Tract A or B	5'	0'
Arterial Road (Highway 9)	50'	10'
Collector Road (CR450) ¹	30'	10'
Building to Building	10'	
From perimeter lot line abutting residential property	30', with fence of at least 6', otherwise 50'; may be altered if building provides screening	10' with fence of at least 6', otherwise 20'

1. For Tracts A and B, setbacks from CR 450 shall be measured from the far, southern end of Tract C, adjacent to the edge of County Road 450 as shown on the Subdivision Exemption plat approved under Resolution Number 2013-13, and as subsequently amended. Specifically, the dedication of Tract C along CR 450 to Summit County shall

have no modification or other effect on the existing setbacks set forth in this PUD Designation or any existing approvals for the Property. Accordingly, provided the 30 foot setback is maintained, setbacks along CR450 will be approximately 16 feet from the Southern boundary of Tracts A and B as revised per said Plat.

Tract C-Setbacks: No vertical structures, including fences and buildings, shall be installed within three (3') feet of the asphalt of Recreational Pathway. Signage is exempt from this requirement.

C. Parking

Parking shall meet the requirements of the Code in effect at the time of site plan approval. Location of parking areas shall be subject to site plan approval, as outlined, in Chapter 12 of the Development Code.

In the event that the Property is further subdivided, parking shall be in general conformance with the PUD Development Plan attached hereto as Exhibit B. Shared parking is both permitted and encouraged on any further subdivisions of the Property.

D. Site Coverage

1. Impervious site coverage including all impervious surfaces, roads, driveways, sidewalks, parking areas, building footprints and outdoor storage areas, but not including the recreational pathway, shall not exceed 85% of the entire Property as a whole, including Tract C. To the extent practicable, low impact development practices should be implemented in impervious areas in order to minimize impacts to water quality.
2. Building site coverage shall not exceed 50% of the entire Property as a whole, including Tract C. An increase in the maximum site coverage allowed may be considered during a site plan review process for a particular proposal, and if supported by the Review Authority the modification to the site coverage requirements shall be reflected in the PUD through the PUD modification process.

E. Landscaping

The Owner/Developer of the Property or any future applicants to develop the property shall submit a landscaping plan in accordance with Section 3600 of the Code. The landscaping plan shall also reflect the conceptual landscaping plan attached as Exhibit B. Any modifications to this landscaping plan shall be subject to approval by the Review Authority during site plan review pursuant to Chapter 12 of the Development Code. The goal is to allow for a creative landscaping approach that provides adequate buffers to adjacent property. Upon submittal of a site plan which requires landscaping, the Owner/Developer shall indicate the source of water that will be used for outside irrigation. Prior to the issuance of any building permits, the Owner/Developer shall submit evidence of a definitive source of water

for outside irrigation, or in the alternative, shall identify the alternative means of watering and irrigation established for the maintenance of the landscaping. In this regard, Developer is encouraged to utilize the overall storm water drainage system on the Property for irrigation purposes, where legally permissible, and to utilize effective xeriscaping practices where feasible, and flexibility in the development of a landscaping plan that meets such purposes shall be afforded by the County in accordance with the standards of §3600, et. seq. of the Code. The Owner/Developer shall further remain responsible for ongoing maintenance and upkeep of the landscaping improvements, including without limitation, watering of the same, regardless of whether water rights for such landscaping are acquired.

If authorized by the Review Authority, the Owner/Developer may create a landscaping plan that is identified by a landscape designer as xeriscaping or natural vegetation design, and may be allowed to modify the overall landscaping requirements on the property per the Code if such alternative proposal is viable, effective, conserves water usage, and continues to promote the overall goals of a landscaping plan set forth by §3600 of the Code.

If a Certificate of Occupancy (“CO”) is issued for any uses on Tract B prior to the issuance of a Certificate of Occupancy for Tract A, then landscaping shall be installed along the western border of development of Tract B in accordance with Section 3600 of the Code.

No landscaping associated with the development of Tract A and Tract B, or as otherwise subdivided, may be installed within three feet of the asphalt of the recreational pathway on Tract C.

F. Architectural Guidelines

1. All roof lines visible from Colorado Highway 9 and County Road 450, including any and all mini-warehouse roof lines, shall be treated by architectural detailing and/or surface contouring to minimize the visual impact of the building mass. Roofs shall be designed so as to prevent accumulations of snow from shedding onto areas used by pedestrians and vehicles. Roofs shall be designed so that snow shall shed to areas intended to receive the snow without creating a hazard to people, property or required landscaping.
2. On Tract A, and for all structures on Tract B, except for the mini-warehouse buildings, exterior materials used in constructing buildings or structures shall be of high quality, and reflective of the County's mountain environment. Natural or naturally appearing materials shall be used, including without limit wood siding, wood shingles, native stone, masonry and glass. The extensive use of unrelieved stucco where visible to adjacent streets or highways is discouraged. Variations in roof lines and in building facades are encouraged. Buildings having exposed metal siding are prohibited unless the buildings are used for mini-warehouses or are approved by the Planning Commission as an architectural design feature.

Architectural designs shall compliment and coordinate with one another, and shall create interest through varied roof lines, treatment of building facades, amount of window display space, and use of covered walkways and entrances.

3. Any mini-warehouse buildings shall be constructed of natural or naturally-appearing materials on all facades facing any and all existing roadways. On Tract B, the mini-warehouse entry elements on the south facing facades fronting Huron Road, including walls and roof support architecture, shall be of natural or naturally appearing materials and shall incorporate timber corbels or timber trusses. The roofline on the western most mini-warehouse building along the western façade on Tract B, as depicted in Exhibit B, shall incorporate no less than four architectural roof elements to be located above fenceline to add architectural interest to the roof form. The siding colors shall be of an earth tone nature. The mini-warehouse buildings may use metal siding along any façade that is not directly facing an existing roadway.
4. All structures shall utilize naturally appearing colors that blend with the surrounding natural backdrop.
5. All buildings shall incorporate green building methods, when practicable, to emphasize energy efficiency in its construction and design by using low-flow toilets, high-grade insulation, premium windows, energy star appliances, and passive solar design.

G. Lighting

All lighting on the property shall be full cut-off luminaires directed within the site. Lighting which results in excessive glare beyond the boundaries of the property shall be prohibited. Cut sheets for all exterior light fixtures and a lighting plan shall be submitted with each site plan which proposes new or replacement fixtures.

H. Signs

All signs shall be compliant with the standards set forth in the Entrada at Breckenridge Sign Program approved by the Upper Blue Planning Commission on September 27, 2012 and as subsequently amended.

I. Outdoor storage

All outdoor storage areas shall meet building setback requirements and shall be screened by landscaping and/or opaque fencing. Location of outdoor storage areas and associated screening shall be subject to site plan approval as outlined in Chapter 12 and Section 3815 of the Code, as may be amended from time to time. Notwithstanding the foregoing, there are no size limitations on non-residential outdoor storage provided that such use is conducted in accordance with Sections 3815.04, 3815.07, and 3815.08.D of the Code.

J. Dumpster Enclosures and Outdoor Trash Storage

All outdoor trash storage shall be located in dumpster enclosures and bear-proof dumpsters. Dumpster enclosures with roofs shall be permitted in the rear setback of Tract B upon approval of the Review Authority pursuant to Chapter 12 of the Code.

K. Fences

1. Fences shall be constructed of wood, wood-like composites, or metal materials. Chain link, barbed wire, and electric charged fences are not permitted with the exception that chain link may be allowed during construction, but shall be removed upon the issuance of a final certificate of occupancy for the project. The existing chain link fence may remain at the east property line of Tract B.
2. Fence height shall not exceed 8 feet along any property line within setbacks, shall not cause a visual obstruction at access points, and may utilize berming to facilitate maximum height. The fence height along the southern and western property lines on Tract B shall be a maximum of 6 feet, but may increase to 8 feet provided said fence is cedar fencing, or otherwise approved by the County.
3. It is expressly contemplated that fences on the property, particularly in relation to any mini-storage development on Tract B of the property, are not just a design and screening feature but are also intended to be functional and necessary to ensure security and safety for the users and occupants of the facility. To that regard, the Owner/Developer may propose and utilize reasonable security features, on said segments of fencing, provided said features do not unreasonably impact or compromise the design and attractive nature of said fences.

III. REQUIRED IMPROVEMENTS

A. Access

Access to the Property shall be from County Road 450. The access shall meet all requirements of the Code including the design of internal circulation. Any and all easements regarding access to the property shall be recorded with the County Clerk and Recorder prior to the issuance of a CO for any development that necessitates such easements and shall be shown on any plats, if applicable.

B. Water Systems

Demonstration of adequate water supply for any uses contemplated upon passage of this PUD shall be an absolute requirement of future site plan approval requested for that particular use. Notwithstanding the foregoing, this requirement shall in no manner be interpreted as a mandate that Owner/Developer must

demonstrate adequate water supply for any use other than those specifically requested during the relevant site plan approval, or other development review.

Water supply for the Property includes, but is not necessarily limited to, the supply derived from existing water decrees (see Well Permit Number 3212-F, the Adrian Theater Well No. 1 in case no. 81CW64 and the Dawdy Well in case no. 83CW173).

C. Sewer Systems

Sewer service shall be provided by the Upper Blue Sanitation District. Design of the system shall meet the requirements of the District. Prior to the approval of any site plan, the Owner/Developer shall submit documentation from the Upper Blue Sanitation District indicating that they will issue taps for the intended use.

D. Fire Protection

The entire property is located within the Red, White & Blue Fire District. All development on the property shall meet all fire protection requirements of the District.

F. Utilities and Easements

All new utility lines shall be installed in full accordance with the standards of each utility provider and the Code. Easements for all utilities shall be granted with the first plat for each tract. All utility lines shall be located underground.

G. Recreational Pathway

The Owner/Developer has constructed a paved public access recreational pathway to the County's satisfaction, along County Road 450 closed to any and all motor vehicles except for designated access points to the Property. Owner/Developer has dedicated said recreational pathway to the County by means of a subdivision exemption/right-of-way dedication plat approved by the Board of County Commissioners on March 12, 2013 under Resolution Number 2013-13.

IV. IMPLEMENTATION

A. Development schedule

The Owner/Developer intends to develop the Property in phases, on a tract by tract basis, but expressly retains the right to develop the Property in individual phases, on a tract by tract basis, in its entirety.

V. GENERAL PROVISIONS

A. Enforcement

The provisions of the PUD designation and the development plan relating to the use of the Property shall run in favor of the County and shall be enforceable by law or in equity by the County without limitation on any power or regulation otherwise granted by law. Other provisions of the planned unit development designation and the development plan shall run in favor of the residents, occupants and owners of the Property, but only to the extent expressly provided in and in accordance with the terms of the PUD designation and the development plan. Provisions not expressly stated as running in favor of the residents, occupants or owners of the Property shall run in favor of the County.

B. Breach of Provisions of PUD Designation

If at any time any provision or requirements stated in this PUD Designation have been breached by the Owner/Developer, the County may withhold approval of any or all site plans or plat maps, or the issuance of any or all grading or building permits or occupancy permits applied for on the Property, until such breach has been remedied; provided, however, that the County shall not take affirmative action on account of such breach until it shall have first notified the Owner/Developer in writing and afforded the Owner/Developer a reasonable opportunity to remedy the same.

C. Binding Effect

The PUD Designation shall run with the Property and be binding upon the Owner/Developer, their respective successors, representatives and assigns, all persons who may hereafter acquire an interest in the Property or any part thereof, and new development requiring a Development Review, with the exception that provisions of this designation may be modified through an amendment in accordance with the procedure stated in the County Development Review Procedures. This PUD Designation shall be recorded in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

D. Amendments

1. Amendments to the provisions of this PUD Designation shall be received and acted upon as a rezoning application, subject to the County's procedures for zoning amendments and to the requirement for findings under the Planned Unit Development Act of 1972 at C.R.S. 24-67-106(3)(b), unless such amendment is determined to be minor in nature.
2. Amendments to the provisions of this PUD Designation may be initiated by the applicant on any application for any such amendment. The applicant may

be any of the following persons or entities (each, a "Permitted Applicant") acting alone or together:

- (i) the County Commissioners,
- (ii) the Planning Commission,
- (iii) the Planning Director of the Planning Department,
- (iv) any owner of fee title to any real property within the Property on the condition that the owner's real property would be directly affected by such amendment (an "Affected Property Owner"),
- (v) anyone having written permission from an Affected Property Owner, or
- (vi) a public entity having the power to obtain title to the property through condemnation.

3. Notwithstanding Subsection V(D)(2) above, if the effect of any amendment to this PUD Designation would be to subject any property to this PUD Designation that was not previously subject to this PUD Designation (any "Additional Property"), the owner of such Additional Property must be an applicant on the application for such amendment or otherwise provide its written consent to subject its Additional Property to this PUD Designation.
4. Amendments to this PUD Designation initiated by one or more Permitted Applicants that are approved in accordance with the Code shall be binding upon all owners of property subject to such amended PUD Designation.

E. Notices

All notices required by this PUD Designation shall be in writing and shall be either hand-delivered or sent by certified mail, return receipt requested, postage prepaid, as follows:

Notice to County:
Board of County Commissioners

P.O. Box 68
Breckenridge, CO 80424

Notice to Owner/Developer:
CR 450 Holdings LLC and
Spring Creek Interest LLC
137 Lakeview Circle
Montgomery, TX 77356

All notices so given shall be considered delivered three days after the mailing thereof, excluding weekends or official holidays. Either party, by notice so given, may change the address to which future notices shall be sent.

F. Entire Designation

This PUD Designation contains all provisions and requirements incumbent upon the Owner/Developer relative to the Planned Unit Development, except as modified by subsequent action of the Board of County Commissioners in accordance with procedures set forth in the Code and the Colorado Planned Unit

Development Act (CRS 24-67-106) for amending planned unit developments, and except that nothing contained herein shall be construed as waiving any requirements of the Summit County Land Use and Development Code or other regulations otherwise applicable to the development of the Property.

G. Effective Date

To be legally effective and binding, this PUD Designation must be recorded by the Summit County Clerk and Recorder. The date of such recording is referred to herein as the "Effective Date."

I. Legality of Provisions

In the case one or more of the provisions contained in this PUD Designation, 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 PUD Designation and the application thereof shall not in any way be affected or impaired thereby.

IN WITNESS WHEREOF, the County and the Owner/Developer have executed this PUD Designation on May 8, 2007.

BOARD OF COUNTY COMMISSIONERS
OF SUMMIT COUNTY COLORADO

/s/ THOMAS A. LONG, CHAIRMAN

By: Thomas A. Long, Chairman

ATTEST:

/s/ CHERI BRUNVUND, CLERK AND RECORDER

CLERK & RECORDER

Cheri Brunvund, Clerk and Recorder

/s/ KURT AVE, PRESIDENT

Entrada at Breckenridge, Inc.

By: Kurt Ave, President

APPROVAL OF AMENDMENTS

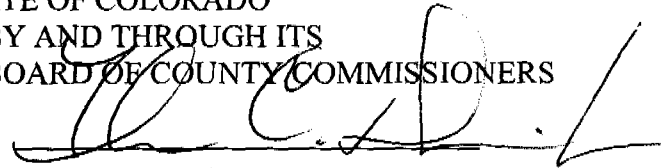
The foregoing document is the Entrada at Breckenridge Planned Unit Development Designation as approved and signed by the Summit County Board of County Commissioners on the 8th day of May, 2007 and recorded at Reception No. 856636 and as amended by the Summit County Board of County Commissioners as follows:

Resolution Number	Reception Number
11-006	957655 (PUD Reception Number 957656)
13-012	

The planned unit development document dated the 8th day of May, 2007 and recorded at Reception No. 856636 and revised to incorporate the amendments approved as noted above shall remain in force as revised. The foregoing document is issued as a continuation of the original document. Copies of the original Planned Unit Development Designation and the amendments noted above are available from the Summit County Clerk and Recorder.


Adopted this 12th day of March, 2013

**COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS**



Thomas C. Davidson, Chair

ATTEST:


Kathleen Neel, Clerk and Recorder

Approved as
to form

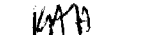

Legal

Exhibit A

Tracts A1, B1, and C all as described on the subdivision exemption plat recorded under
Reception No. 1031703.

