

HIGHLAND MEADOWS
PLANNED UNIT DEVELOPMENT DESIGNATION

3 9 8 8 7
SUMMIT COUNTY
CLERK AND REC'D
JAN 23 2 21 PM '90
DORIS L. PEREIRA

This Planned Unit Development Designation, to be known as Highland Meadows is approved this 26th day of November, 1990, 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 designation establishes the general uses which shall be permitted on the Property, a general development plan and a statement of development guidelines and conditions which must be adhered to by Farmer's Korner Inc., hereinafter referred to as the "Owner/Developer." This designation also specifies improvements which must be made and conditions which must be fulfilled in conjunction with this designation by the Owner/Developer.

A. PERMITTED USES AND DEVELOPMENT PLAN

Use and development of the property shall be in accordance with the Development Plan attached hereto as Exhibit B and the following specific requirements:

1. Permitted Uses

The overall goal of the Highland Meadows PUD is to provide a rural, low density, single family residential development while preserving the open meadows, wetlands and pasture areas that are located in the easterly portion of the site. Permitted uses shall include:

- a. a maximum of 32 single family residential estates lots;
- b. caretaker units meeting all criteria of the Summit County Land Use and Development Code;
- c. on-lot and centralized equestrian and agricultural-related accessory uses such as barns, stables and storage buildings.

All development shall be located to the west of the building setback line shown in Exhibit B. Agricultural uses including common barns, corrals and pastures may be permitted in the building setback area subject to approval of a site plan in accordance with all provisions of the Summit County Land Use and Development Code. Structures will not be permitted in designated wetlands or areas of slope over 30% as shown in Exhibit B.

Final specific locations of residential lots, roads, etc. shall be determined and approved by the County at the time of preliminary and final plat submittal for each development stage. The following overall project design objectives and applicable County Master Plans will serve to guide the detailed planning for each subsequent development stage.

- a. Objective 1: maintain rural, low density character and minimize visual impact of the site by preservation of open meadows/wetlands and careful siting of structures, roads and other project improvements.
- b. Objective 2: create a high quality, low density residential environment that emphasizes compatibility with the natural beauty of the surround open, agricultural and forest lands, mountains and lake views, wetlands, etc.
- c. Objective 3: assure maximum compatibility with other existing residential land uses in the areas surrounding the PUD by controls on external physical and visual impacts through strong architectural controls and protective covenants.