ARTICLE 6.

CONSTRUCTION AND MAINTENANCE REQUIREMENTS

Section 6.1 Excavation, Reclamation and Noxious Weed Control. No excavation shall be made on any Lot (a) except in connection with a Building approved by the Executive Board in accordance with this Declaration of Protective Covenants, and (b) prior to issuance of a building permit by Gunnison County. Each Lot Owner shall comply with the reclamation and noxious weed control requirements of the Gunnison County Land Use Resolution and other applicable regulations regarding any excavation and/or ground disturbance on the Owner's Lot. The Declarant and/or the Association shall comply with the reclamation and noxious weed control requirements of Section 13-115 of the Gunnison County Land Use Resolution and other applicable regulations regarding any excavation and/or ground disturbance on Common Areas.

Section 6.2 Electrical and Telephone Service. All new electrical, telephone and internet service shall be installed underground.

Section 6.3 Water Supply and On-Site Wastewater Treatment Systems. All Buildings designed for human occupancy shall be connected to a water main line supplying water from the Saddle Ridge Ranch Estates Water Company and on-site wastewater treatment systems approved by Gunnison County.

A. All Buildings within Foxtrot Subdivision shall be connected to and utilize the Saddle Ridge Ranch Estates central water system in accordance with the final decree in Case No. 97CW92, recorded at Reception No. 523455 of the records of Gunnison County, Colorado, and are subject to the policies, rules and regulations established thereunder, including a restriction to in-house domestic use only. Each Owner of a Lot shall be responsible for and shall be required to pay costs of installation within such Owner's Lot, for the connection and use of such water service.

B. Each Building designed for human occupancy shall initially be connected to an on-site wastewater treatment system. All on-site wastewater treatment systems shall be engineered systems constructed, installed and maintained in compliance with all applicable rules and regulations of Gunnison County and the State of Colorado. Every on-site wastewater treatment system shall comply with the following:

1. Every on-site wastewater treatment system in Foxtrot Subdivision shall be located as approved by the Association and Gunnison County.

2. Every on-site wastewater treatment system shall meet all applicable rules and regulations of Gunnison County and the State of Colorado.

3. The Owner of the Lot upon which an on-site wastewater treatment system is located shall be responsible at all times to maintain and operate such system in accordance with all applicable rules and regulations of Gunnison County and the State of Colorado. The Association shall have the responsibility and authority at all times to confirm that all on-site wastewater treatment systems are being adequately maintained and operated.

C. At such time as the statutes, rules and regulations of Gunnison County and the State of Colorado require that the Lots within Foxtrot Subdivision be connected to the Town of Crested Butte wastewater treatment system or another sanitation district central system capable of providing sewer service to Foxtrot Subdivision, the Owners of all Lots within Foxtrot Subdivision shall be compelled and required to connect any building designed for human occupancy to such Collector Sewer Line, subject to all of the following conditions:

1. The Town of Crested Butte or other central system operator is ready, willing and able to provide sewer service to Foxtrot Subdivision and a Collector Sewer Line is located within 400 feet of Foxtrot Subdivision.

2. Connecting Foxtrot Subdivision to such central system will materially improve treatment of Foxtrot wastewater and stream quality protection, compared to state of the art on-site wastewater treatment systems.

3. It is technically and economically feasible to connect to such Collector Sewer Line in accordance with all applicable statutes, rules and regulations of Gunnison County and the State of Colorado and pursuant to any permits, easements or rights of way required by law.

4. Each Owner of a Lot shall be responsible for and shall be required to pay any cost, including tap fees, user fees, and costs of installation to serve such Owner's Lot, for the connection and use of such sewer services, on condition that the tap fees and user fees are just, reasonable and necessary, as required by Colorado Revised Statutes Section 31-35-701. The Association

shall have the power to assess and collect such fees and costs against the Owners of the Lots in the same manner as is provided for other assessments of the Association.

5. The Association shall be responsible and required to install any main or Collector Sewer Line within Foxtrot Subdivision to the existing Collector Sewer Line of the Town of Crested Butte or other sanitation district as may be required to provide a sewer service connection to each Lot. The Association shall assess and collect such costs of installation and connection as an assessment against the Owners of the Lots in the same manner as is provided for other assessments of the Association.

D. In addition to the foregoing, the Association shall have the power at any future time to require that all Lots within Foxtrot Subdivision be connected to and be a part of a central sewer system and/or water system, whether owned and operated by the Association or owned and operated by any special district or other governmental or legal entity, which is capable of providing sewer and/or water services to all Lots within Foxtrot Subdivision. The Association shall assess and collect such costs to accomplish connection as an assessment against the Owners of the Lots in the same manner as is provided for other assessments of the Association.

Section 6.4 Signs. No sign of any kind shall be displayed on any Lot, except only a sign approved by the Architectural Review Board not to exceed four square feet identifying the Owner and/or address of the Lot or a sign, not to exceed four square feet, advertising the property for sale. Installation of signs requires compliance with the Gunnison County Land Use Resolution and may require a sign permit pursuant to Section 13-109 of the Gunnison County Land Use Resolution.

Section 6.5 Drainage, Grading and Erosion Control. No Owner shall do or permit any work, construct any improvements or do any landscaping which shall alter or interfere with the natural drainage for the Property, except as approved by the Executive Board and as authorized by any surface water discharge easement. All grading and excavation shall be performed in compliance with Sections 13-116 and 13-117 of the Gunnison County Land Use Resolution, as amended.

Section 6.6 Temporary Structures. No temporary structure, mobile home, modular home, trailer house, travel trailer or R.V. vehicle shall be permitted on any Lot, except only as may be determined to be necessary during the period of construction of the Family Residence and as specifically approved by the Executive Board.