

OFFICIAL BALLOT

Proposed Amendments to Covenant 24.03

Section 24.03 from the Covenants and Restrictions for Crested Butte South Subdivision, as recorded August 26, 1970, in Book 420 at page 404 of the records of the Gunnison County Clerk and Recorder currently states:

Article 24.03: No structure on a commercial lot shall exceed two stories in height, exclusive of chimneys.

Article 24.03 shall be amended as follows: No structure on a commercial lot shall exceed two stories in height, exclusive of Block 6, which would allow three stories.

Refer to explanation on back side.

Please check one and sign/date below for your vote to be registered:

- For** proposed changes
- Against** proposed changes

Please return this ballot to the Crested Butte South Property Owners Association.
The Ballot may be returned via Fax at (970) 349-1163, Email, staff@cbsouth.net or US Mail.

This vote will close October 31, 2018, 4:00 pm Mountain time zone.

Print Name: _____ CB South Street Address: _____

Signature: _____ Lot(s) _____ Block(s) _____ Filing(s) _____

Date: _____, 2018 Email Address: _____

**EXPLANATION OF PROPOSED AMENDMENT TO COVENANT 24.03
WE NEED YOUR VOTE BY OCTOBER 31, 2018! PLEASE DO NOT DISCARD THIS BALLOT!**

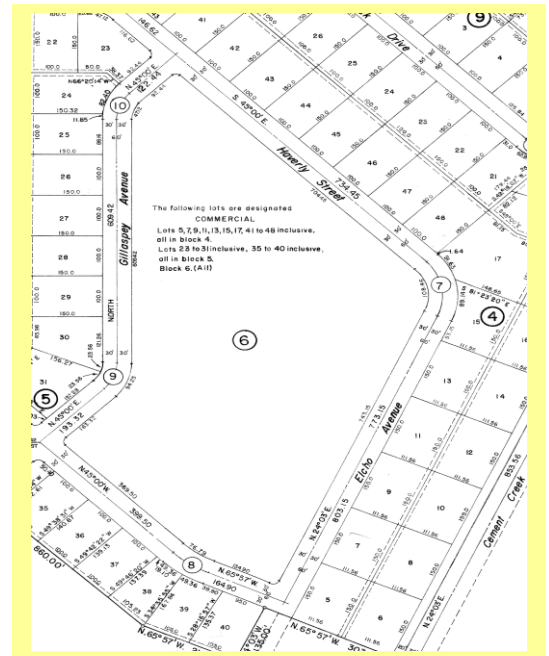
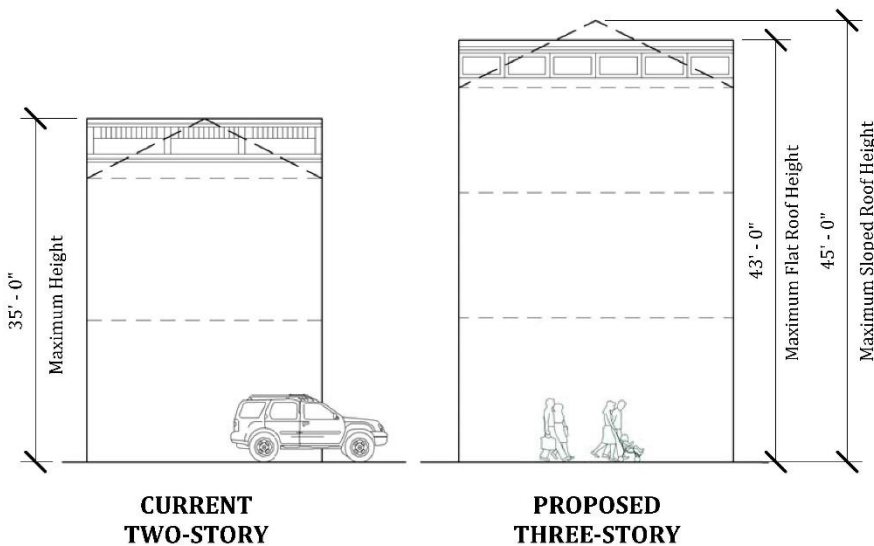
The CBSPOA Board of Directors needs a majority of property owners to vote on a proposed amendment to Covenant 24.03, originally adopted in 1970, which defines the allowable building height in the commercial district. This ballot contains your vote and an explanation of the proposed amendment. In order for the proposed amendment to be adopted, 50% of property owners, plus one vote, must vote in favor of the amendment.

Article 24.03 of the Covenants and Restrictions	
Currently States:	Proposed Language:
No structure on a commercial lot shall exceed two stories in height, exclusive of chimneys.	No structure on a commercial lot shall exceed two stories in height, exclusive of Block 6, which would allow three stories.

Context for the Proposed Amendment

In 2005, the Gunnison Board of County Commissioners approved commercial buildings to be up to three stories. This is reflected in the Special Area Regulations for Crested Butte South, and allows the community to independently make design decisions about building height and form. The Covenants and Restrictions, however, were not simultaneously updated to reflect this allowance. In an effort to synchronize CB South's design standards, the community is being asked to vote FOR or AGAINST this amendment.

The amendment pertains only to Block 6 of the Commercial Area, indicated in the site map below, at right. Buildings in Block 6 will be allowed only up to three stories, with a maximum height for flat roofs being 43 feet, and for gabled roofs, 45 feet. The current maximum height is 35 feet. The drawing below, at left, provides a visual reference of the current and proposed allowable building heights:



All development in the Commercial Area must be reviewed, be open to a public comment period, and approved by the CAMP (Commercial Area Master Plan) and Design Review Committees.

Community Outreach

Several opportunities to learn more about the Proposed Amendment will take place in the next few months. On Sunday, August 5 at 4 pm, the Annual Meeting will be held at Sunset Hall, followed by the Community Picnic at 6 pm. (CBS is so great....free beer, twice a year, and this is one of those times!) A second public meeting will be held on Wednesday, September 5 at 6 pm at the POA Office.

You may contact Dom Eymere, Association Manager, at dom@cbsouth.net and 970-349-1162 or Sue Wallace, Community Compliance Coordinator, at compliance@cbsouth.net and 970-901-6851, with questions.