

enclosure greater than $\frac{1}{2}$ acre in size. Fencing constructed within the Building Site of the individual lots shall also comply with the Division of Wildlife standard for wildlife fencing but the fenced enclosure may be any size as long as it falls within the envelope of the Building Site. Notwithstanding, fencing within the Building Site may also include screen fencing to visually screen structures and such screen fencing need not comply with the standard for wildlife fencing.

The sewage disposal system serving an individual Lot may be installed outside the Building Site; the location of sewage disposal systems shall be approved by the Architectural Committee. To the extent permissible by law, the method of sewage disposal shall be by the least consumptive wastewater disposal system permitted, it being the intent to comply with the provisions set forth in Case No. 85CW47, Water Division No. 5, Colorado. Sewage disposal systems serving individual lots may be installed within the Agricultural Lands in accordance with easements granted to lot owners by the Association and as may be approved by the Architectural Committee and the Pitkin County Environmental Health Department.

ARTICLE VI

Ranch Facilities Parcel

The area within the Ranch Facilities Parcel shall be used for open space, agricultural and recreational purposes and for

residential, purposes for housing the ranch manager and ranch employees. As used herein, agricultural purposes shall include agricultural structures and uses necessary for the operation of the ranch and agricultural lands. These may include but are not limited to the construction of barns, sheds, workshops, stables, corrals and the construction of a ranch manager's house and a bunkhouse for employees of the ranch operations. Recreational purposes may include structures and uses including but not limited to ponds, indoor and outdoor equestrian facilities, riding arenas, polo fields, tennis courts and swimming pools and other recreational structures and uses as permitted by the Pitkin County Land Use Code. The Association may charge reasonable user fees to the residents and their guests for use of the facilities. Agricultural and ranch related commercial activities such as the public boarding of horses, selling of hay or other ranch products, outfitting or pack trip operations and horse rides and shows may be allowed upon the approval of the Association and as permitted by the Pitkin County Land Use Code.

Concurrent with the recordation of these Covenants, LOCC shall convey, by separate instrument, its right, title and interest in the Ranch Facilities Parcel to the Association. Improvements and uses in the Ranch Facilities Parcel shall comply with the Pitkin County Land Use Code. Improvements and uses shall receive design approval by the Agricultural Committee under those procedures outlined in Article IV of these Covenants.