

ARTICLE XGeneral Restrictions

1. No Further Subdivision. No land described on the recorded plat of the Lazy O Ranch shall be further subdivided into smaller lots or conveyed or encumbered in any less than the full dimensions as shown on the recorded plat of the Lazy O Ranch; provided however, conveyances or dedications of easements for utilities may be made for less than all of one Lot, the Ranch Facilities Parcel or the Agricultural Lands... Notwithstanding the foregoing a lot line adjustment between two Lots in the Lazy O Ranch or between a Lot and the Agricultural Lands shall be deemed a permitted subdivision, subject however, to any reviews or approvals that may be required by the Pitkin County Land Use Code. A lot line adjustment shall not result in the removal of any additional productive agricultural lands.

2. Dogs. No dogs shall be permitted to be kept on or to visit any Lot, except the ranch manager shall be allowed to keep and use dogs as necessary for the efficient operation of the ranch. The ranch manager shall kennel any ranch dogs and not allow them to roam free when not under his control.

3. Horses, Llamas, Cats and Other Animals. Subject to the limitations herein, the owners of Lots shall be permitted to keep and stable horses, llamas, and non-commercial livestock on their respective Lots subject to the review and approval of the

Architectural Committee and to applicable regulations of Pitkin County. Notwithstanding, no permanent (no more than 5 consecutive days) corralling of domestic animals shall be allowed on the individual lots with the exception of Lot 22 where the existing ranch house is located. Horses, llamas, and non-commercial livestock may also be kept, stabled and pastured on the Ranch Facilities Parcel and the Agricultural Lands provided such does not interfere with the irrigation and agricultural operations of the Agricultural Lands and written approval of the Association shall first be obtained. Domestic cats shall be permitted subject to rules and regulations which may be promulgated by the Board of Directors. Except as is expressly permitted above no other animals shall be permitted to be kept on or visit any Lot, unless in conjunction with the ongoing agricultural operations conducted on the Agricultural Lands or as approved by the Association.

4. Individual Sewage Disposal Systems. The Residential Lots in the Lazy O Ranch shall be serviced by individual sewage disposal systems which shall be constructed and maintained by the individual lot owners. Due to soil or slope conditions on some lots, additional expense may be incurred in the construction of engineered sewage disposal systems meeting Pitkin County sewage disposal regulations. Sewage disposal areas shall be revegetated at owner's expense no later than the next growing season following installation. It is recommended all sewage disposal systems be designed by a qualified registered engineer with local

experience.,

5. Underground Utility Lines. With respect to the new construction of any improvements within the Lazy O Ranch or the extension of any utilities, all water, gas, electrical, telephone and other utility pipes or lines within the limits of the Lazy O Ranch shall be buried underground and not be carried on overhead poles or above the surface of the ground. Areas disturbed by the burying of utility lines shall be revegetated by and at the expense of the owner or owners causing the installation of the utilities no later than the next growing season following installation.

6. Dust Control. The Association shall be responsible for on-going dust control of the private road in the Lazy O Ranch known as Lazy O Road. Individual owners shall be responsible for on-going dust control of their private driveways. All roads and driveways within the Lazy O Ranch shall be monitored by the Association to insure minimal dust pollution. Roads and driveways shall be treated as necessary with magnesium chloride or other dust suppressants approved by the Pitkin County Environmental Health Department. The Association shall have the right to treat private driveways and charge the owner if the owner fails to fulfill his responsibility for his individual dust control.

7. Lazy O Road. That portion of Lazy O Road connecting Lot 21 and Lot 22, as shown on the Final Plat, shall be used only for

agricultural and emergency access. That portion of the road shall be closed year-round with locked gates, but maintained and plowed year-round for agricultural and emergency access. The gates shall be able to be open with breakable locks or chains for emergency access.

8. Weed Control. The Association shall be responsible to implement and follow a program of noxious weed control within the Lazy O Ranch and along the Capitol Creek and Upper Snowmass Creek Roads where these roads border the ranch. The Association agrees to join a weed control district if one is created for the Capitol/Snowmass Creek Area.

9. Service Yards and Trash. All equipment, service yards or storage piles on any Lots in the Lazy O Ranch shall be enclosed within a solid covered structure or be kept screened by adequate planting or fencing so as to conceal them from the view of neighboring lots and roads. All rubbish and trash shall be removed from all Lots in the Lazy O Ranch and shall not be allowed to accumulate and shall not be burned thereon, except as may be necessary for maintenance and preservation of the traditional agricultural operations, including the irrigation system, in the Lazy O Ranch. Agricultural equipment necessary for the continued agricultural operations in the Lazy O Ranch shall be permitted to be parked or stored on the Ranch Facilities Parcel and the Agricultural Lands without screening or covering.

10. No Mining, Drilling or Quarrying. Mining, quarrying, tunnelling, excavating or drilling for any other substances within the earth, including oil, gas, minerals, gravel, sand, rock and earth, shall not be permitted within the limits of the Lazy O Ranch except as allowed by this paragraph. Drilling for water by LOCC, its successors and/or assigns for domestic and/or agricultural purposes is hereby expressly permitted within the limits of the Lazy O Ranch.

11. Resolution of Board of County Commissioners -- Subdivision Improvements Agreement. All owners shall adhere to the requirements set forth by the Pitkin County Board of Commissioners in granting subdivision approval to the Lazy-O Ranch as set forth in their General Submission Resolutions 84-112 and 85-109 in Book 475 at Page 605 and in Book 497 at Page 503 respectively; Detailed Submission Resolution 86-68 in Book 514 at Page 769; Final Plat Resolution 87-36 in Book 533 at Page 594; and the Subdivision Improvement Agreement between LOCC and the Pitkin County Board of Commissioners in Book 537 at Page 718 of the records of the Clerk and Recorder of Pitkin County, Colorado, and any duly enacted amendments thereto which may be made.

ARTICLE XI

Restrictions on Lots

1. Number and Location of Buildings. No buildings or uses shall be placed, erected, altered or permitted to remain on any