

TABLE OF CONTENTS

ARTICLE 1 1
STATEMENT OF PURPOSE OF DECLARATION 1
 Section 1.1 Ownership of Property 1
 Section 1.2 Declaration of Covenants 1
 Section 1.3 Common Interest Community 1
 Section 1.4 Statement of Purpose 1

ARTICLE 2 2
DEFINITIONS 2
 Section 2.1 "Assessments" 2
 Section 2.2 "Association" 2
 Section 2.3 "Association Documents" 2
 Section 2.4 "Barn" 2
 Section 2.5 "Board of Directors" or "Board" 2
 Section 2.6 "Building" 2
 Section 2.7 "Building Site" or "Building Envelope" 3
 Section 2.8 "Caretaker Living Unit" 3
 Section 2.9 "Colorado Common Interest Ownership Act" 3
 Section 2.10 "Common Area" 3
 Section 2.11 "Common Interest Community" 3
 Section 2.12 "Conservation Easement" 3
 Section 2.13 "Declarant" 3
 Section 2.14 "Declaration" or "Declaration of Protective Covenants" 4
 Section 2.15 "Design Guidelines" 4
 Section 2.16 "Design Review Board" 4
 Section 2.17 "Driveway" 4
 Section 2.18 "Equestrian and Recreational Facilities" 4
 Section 2.19 "Fishing Easement" or "Fishing and Walking Easement" 4
 Section 2.20 "Hidden River Ranch" 4
 Section 2.21 "Horse Pasture" 4
 Section 2.22 "Family Residence" 4
 Section 2.23 "Garage" 4
 Section 2.24 "Improvement" 5
 Section 2.25 "Landscaping" 5
 Section 2.26 "Limited Use Area" 5
 Section 2.27 "Maintenance Fund" 5
 Section 2.28 "Member" 5
 Section 2.29 "Mortgage" 5
 Section 2.30 "Open Space" 5
 Section 2.31 "Owner" 6
 Section 2.32 "Plat" 6
 Section 2.33 "Property" 6
 Section 2.34 "Ranch Site" 6
 Section 2.35 "Ranch Site Open Area" 6

ARTICLE 3	6
CONSERVATION EASEMENT	6
Section 3.1 <u>Conservation Easement</u>	6
ARTICLE 4	7
USE OF HIDDEN RIVER RANCH	7
Section 4.1 <u>Building Site Use</u>	7
Section 4.2 <u>Ranch Site Open Area</u>	7
Section 4.3 <u>Common Areas</u>	7
Section 4.4 <u>Water and Irrigation</u>	7
Section 4.5 <u>Agricultural Usage</u>	8
Section 4.6 <u>Wildlife</u>	8
Section 4.7 <u>Recreational Activities</u>	8
Section 4.8 <u>Fishing Easement</u>	8
Section 4.9 <u>Partition of Ranch Sites</u>	8
ARTICLE 5	8
USE OF RANCH SITES	8
Section 5.1 <u>Residential Use</u>	8
Section 5.2 <u>Ranch Site 13</u>	9
Section 5.3 <u>Building Site</u>	9
Section 5.4 <u>Limited Use Area</u>	9
Section 5.5 <u>Horse Pasture</u>	9
Section 5.6 <u>Ranch Site Open Area</u>	9
Section 5.7 <u>Caretaker Living Unit</u>	9
Section 5.8 <u>Garage</u>	10
Section 5.9 <u>Approval of Use</u>	10
Section 5.10 <u>No Commercial Use</u>	10
ARTICLE 6	10
DESIGN REVIEW AND APPROVAL	10
Section 6.1 <u>Board</u>	10
Section 6.2 <u>Review and Approval</u>	10
Section 6.3 <u>Submission Requirements</u>	11
Section 6.4 <u>Preapplication Conference</u>	11
Section 6.5 <u>Review Process</u>	11
6.5.1 <u>Application Submission</u>	11
6.5.2 <u>Application Review</u>	11
6.5.3 <u>Hearing on Application</u>	12
6.5.4 <u>Decision on Application</u>	12
Section 6.6 <u>Quorum</u>	12
Section 6.7 <u>Final Decision</u>	12
Section 6.8 <u>Rules and Regulations</u>	12
Section 6.9 <u>Design Review Fee</u>	12
Section 6.10 <u>Limitation of Liability</u>	12
Section 6.11 <u>Building Permit</u>	13
Section 6.12 <u>Variances</u>	13