

Vickers Horse River Ranch Inclusions

Vickers Horse River Ranch (VHRR) is a 28-unit condominium development. The difference from a normal condominium project is that units are set amongst a 66 acre ranch. With _ mile of riverfront, trout ponds, large open meadows, lots of trees and open spaces we feel you cannot find a better mountain retreat for you and your family. .

1. Each unit is privately owned and managed by the owner. Each unit represents an equal voting stock in the condominium association. There will be an established board of directors for the HOA and annual meetings held for all owners. Changes to rules and regulations that govern the HOA must be past by majority vote.
2. Like a condominium complex, the ground at which each unit is set on is part of the whole HOA. With VHRR we have established individual building envelopes for you. (see attached map). The building envelopes allow owners to have an area to use as their own around their unit. Development will be limited to the building envelope established by the survey. Any new development must fall within established building envelopes and meeting county and state regulations.
3. Unlike a subdivision development, owners get to use the land but cannot claim it as private property. By having this property as common ground allows the HOA access to cross your property without trespass, and allows other unit owners access to roads and river access.
4. The HOA will be responsible for, but not limited to, the following amenities: central water system, roads, fisheries, storage area, property manager, security of property, and all property owned outside of each individual unit. Changes to and other common-interest amenities. The property as a whole governed by a homeowners association.
5. Annual dues will be in place to help in the maintenance and operations of the ranch. These dues will go toward: managers salary, central water system maintenance, road maintenance, fisheries, etc. Initially, we have set the dues at \$100 per year. After the HOA is established the dues will be adjusted accordingly to pay for the included amenities. An estimate for annual dues would be between \$1200-\$2000 per year.
6. A property manager will be hired and governed by the homeowners in the running of operations. Duties for the caretaker will be for all property adjoining the individual units. Snow Removal, water system maintenance, lake and riparian maintenance, grounds keeping, security, trash removal and road maintenance,
7. Short term rentals will be allowed by unit owners. A maximum of 180 consecutive days will be allowed by rules and regulations. Property management will be up to individual unit owners.

8. Lakes and riparian will be owned by Vickers Horse River Ranch. Homeowners of the adjacent Park Creek Homeowners Association will be included in the fishing club and pay VHRR annually for membership in the club. The fees will be \$500 per year. Individual unit owners assessment is included in their annual dues.
9. Unit owners have the option to remodel or rebuild their unit. A maximum square footage will be 1536 sq. foot with a maximum living space of 1800 sq. ft.
10. A storage area will be located in an adjacent area for storage of large items such as ATV's snowmobiles, RV's etc. The HOA can build individual storage units for each at a future date.

Water System

The existing water system will be upgraded with new water lines to service the ranch. This includes a three-well community water system. Augmentation water has been provided by an existing plan put in place in 2003.

Sewer Systems

Use of existing septic systems will be utilized. Any new systems will be required to meet the guidelines established by ISDS guidelines and Hinsdale County.

Electricity & Propane

Currently the system(s) are interconnected. Upon completion, each unit will have individual metered service. Individuals will be responsible for their own electrical update for the interior of the dwelling. With individual preference as to propane or electric heat, unit owners will be responsible for updating electrical and or propane use.