

**OWNER APPROVAL
OF
AMENDMENT TO THE PLAT FOR
FARMER'S GROVE**

The undersigned, being the Owner of Lot ____, in Farmer's Grove, County of Summit, State of Colorado, hereby approve the amendment of the Amended Farmer's Grove Plat, recorded November 7, 2001 with the Office of the Summit County Clerk and Recorder under Reception Number 667464, to replace Plat Notes 4, 5 and 7 and add Plat Note 20 with the language shown on the backside of this instrument (collectively, the "Plat Notes"), and authorize the President and Secretary of the Farmer's Grove Association, Inc. to record an amendment to the Plat incorporating the Plat Notes with the Office of the Summit County Clerk and Recorder.

This approval may be referenced in a Certificate of the Farmer's Grove Homeowners Association, Inc., a Colorado nonprofit corporation, that the amendments to the Plat Notes have been approved by the affirmative votes of sixty-seventy percent (67%) or more of the Owners.

If more than one person owns the property described above, the undersigned represents that he or she is authorized to act for all Owners.

Dated this ____ day of _____, 2014.

Signature

Name (printed):_____

Title (if appropriate): _____

Attachment to Owner's Consent
Farmers Grove Revised Plat Notes

4. LOTS 1 – 32 ARE SINGLE FAMILY LOTS, THE FLOOR AREA OF EACH BUILDING BEING LIMITED TO NO MORE THAN 1,800 SQUARE FEET, PLUS ATTACHED GARAGE AREAS NOT TO EXCEED 350 SQUARE FEET.

5. LOTS 33 – 41 ARE DUPLEX LOTS. THE WESTERLY UNIT ON LOTS 33 AND 35, THE EASTERLY UNIT ON LOT 34, THE SOUTHERLY UNIT ON LOTS 36, 38, AND 41, AND THE NORTHERLY UNIT ON LOTS 37, 39 AND 40, ARE LIMITED TO A FLOOR AREA OF NO MORE THAN 1,433 SQUARE FEET, PLUS ATTACHED GARAGE AREAS NOT TO EXCEED 350 SQUARE FEET. ALL OTHER DUPLEX UNITS ARE LIMITED TO A FLOOR AREA OF NO MORE THAN 1,649 SQUARE FEET, PLUS ATTACHED GARAGE AREAS NOT TO EXCEED 350 SQUARE FEET.

7. THE FLOOR AREA OF ALL BUILDINGS SHALL BE DETERMINED BY MEASURING TO THE OUTSIDE OF ALL PERIMETER WALLS AND TO THE MIDDLE OF ALL COMMON WALLS. THE FLOOR AREA CALCULATION FOR EACH BUILDING SHALL NOT COUNT THOSE AREAS OF THE BUILDING DEDUCTED TO MECHANICAL USES. THE MAXIMUM TOTAL FLOOR AREA OF ALL STRUCTURES WITHIN FARMERS GROVE SHALL NOT, AT ANY TIME, EXCEED 102,838 SQUARE FEET.

20. ALL ADDITIONS, EAVES AND ARCHITECTURAL FEATURES INCLUDING SHEDS MUST BE LOCATED WITHIN THE DESIGNATED BUILDING ENVELOPE. OUTSIDE STORAGE AND ADDITIONS SHALL MEET THE DESIGN AND LOCATION SET FORTH IN THE FARMERS GROVE ARCHITECTURAL AND DEVELOPMENT STANDARDS OR AS OTHERWISE APPROVED BY THE HOMEOWNER'S ASSOCIATION, SUMMIT COUNTY AND THE TOWN OF BRECKENRIDGE.

THIS PLAT CORRECTION IS TO AMEND PLAT NOTE #7 TO CORRECT A MATHEMATICAL ERROR IN THE MAXIMUM TOTAL FLOOR AREA ALLOWED OF ALL STRUCTURES WITHIN FARMERS GROVE. THIS PLAT CORRECTION IS ALSO TO AMEND PLAT NOTE #4 TO INCREASE THE FLOOR AREA LIMIT OF EACH BUILDING TO BE 1,800 SQUARE FEET RATHER THAN THE PREVIOUS REQUIREMENT OF 1,650 SQUARE FEET; TO AMEND PLAT NOTE #5 TO INCREASE THE FLOOR AREA LIMIT OF NINE DUPLEX UNITS TO BE 1,433 SQUARE FEET RATHER THAN THE PREVIOUS REQUIREMENT OF 1,250 SQUARE FEET AND ALL OTHER DUPLEX UNITS TO BE 1,649 SQUARE FEET RATHER THAN THE PREVIOUS REQUIREMENT OF 1,400 SQUARE FEET. THIS PLAT CORRECTION IS ALSO TO ADD NEW PLAT NOTE #20 THAT ADDRESSES STORAGE AND ADDITIONS.