

Vickers Horse River Ranch

Property Inclusions

Vickers Horse River Ranch (VHRR) is a 28-unit condominium association. All units are to be sold as individual cabins, but the real property surrounding the cabins shall remain owned and governed by the Home Owners Association (HOA).

Set amongst a 66-acre ranch, you will find there is plenty of open space to enjoy and relax. The Lake Fork of the Gunnison runs through the ranch and one half mile +/- of private access is available for your enjoyment. Private trout fishing at four stocked lakes are also included with your ownership.

The HOA will be responsible for, but not limited to, the following amenities:

- Central water system
- Central sewer system *
- Road maintenance
- Fisheries
- Storage area **
- Property management and security of common grounds
- Maintenance of all property owned outside of each individual unit.

* To be installed within 5 years of county approval (secured by bond)

** Design of storage area is at the discretion of the HOA, location has been designated on the plat

Annual dues will be established to help fund the maintenance and operations of the HOA. These dues will go toward: a property manager's salary, central water/wastewater systems maintenance, road maintenance, fisheries, and other

A property manager will be hired and governed by the homeowners in the running of all operations. Duties such as snow removal, water systems, lakes and riparian control, road maintenance and security will be the primary focus of his/her job.

Unit owners have the option to remodel or rebuild their unit as desired. A maximum footprint size of 1536 sq. ft. and maximum 1800 sq. foot living space will be allowed.

A common storage area has been established for: ATV's, RV's, snowmobiles, 4x4's. The storage of "toys" will not be allowed near individual units.

At the inception of VHRR, each unit will be utilizing its own individual septic system. Per state requirements, a central system shall be installed to be in compliance with EPA standards. Hinsdale County has required the developer to carry a bond to ensure the completion of the system. In addition, a special utility development fund will be established from the sale of each unit to be applied toward the central sewer system development. This system will be located on or near the property designated as the VHRR Utility Development Area.

Currently, the units have individual propane. It will be the buyers discretion weather or not they wish to use propane or convert to all electric. To ensure compliance buyers will need to contract an electrician to bring any changes, alterations, or upgrades to code requirements. VHRR will be responsible for utility pedestals at units but not for upgrades to individual systems.