

## EXPLANTION – QCPOA ROAD DEDICATIONS & CONDITIONS COVENANTS

Many owners and prospective owners have requested that we post the "covenants" or "conditions" as they are often referred to, in Quartz Creek Properties, which are also known as the "ROAD DEDICATIONS & CONDITIONS". It's not that simple, unfortunately.

As property was added to the "for sale" groupings, the developer added new "conditions" to include those specific properties. (there were almost 400 property offerings) at the same time, he recorded new plats showing those roads, properties and easements. All refer back to one of the original sets of "conditions", a document recorded in Book 496 at Page 696, which is the one considered "generic" and is the one we've used here. There were also plats recorded which coordinates with the listed properties.

From then on, the recordings of plats, conditions and road dedications were only those properties that were part of that particular grouping. The actual wording, as used by most title companies is as follows, along with the references to the plats recorded.

*Covenants, conditions and restrictions as set forth in instrument recorded July 2, 1976 in Book 494 at page 683 and in instrument recorded October 12, 1976 in Book 496 at page 696, and Amended in instruments recorded July 14, 1977 in Book 503 at page 731, September 13, 1977 in Book 506 at page 208, January 12, 1978 in Book 511 at page 622, April 14, 1978 in Book 514 at page 180 and July 24, 1978 in Book 517 at page 396 and Amendment to Conditions for Chicago Park/Quartz Creek Properties recorded April 25, 2007 as Reception No. 574641, but omitting, except to the extent that said covenant or restriction is controlled or permitted by any applicable federal or state law, any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, medical conditions, national origin, source of income or ancestry.*

***In reference to access:*** *"a non-exclusive easement and right of way for purposes of ingress and egress from the Lode Mining Claim conveyed herein to the nearest public road, over the roads as shown on certain plats recorded October 12, 1976 and bearing Reception No. 313301; July 14, 1977 bearing Reception No. 318133; September 13, 1977 bearing Reception No. 319905; January 12, 1978 bearing Reception No. 323953; April 14, 1978 bearing Reception No. 325814 and July 24, 1978 bearing Reception No. 328382 in the manner dedicated to public and/or private use, all according to the records in the office of the Clerk and Recorder of Gunnison County, Colorado".*

In order to save us from scanning in and recording each document for the 400+ property offerings, we are including this explanation and the "generic" Conditions as recorded and explained above.

Questions? Contact Lucinda Clauter-Lull, at [MayorKC@aol.com](mailto:MayorKC@aol.com).