

**UPDATED PROPOSED COVENANTS
FOR CB SOUTH**



COVENANTS ARE.....

- *Our highest-level governing document
- *An agreement between all owners and the POA made at closing
- *Meant to protect owner interests and property values
- *Changed only by a majority of owners voting “FOR”

It's time for an update....



1970



2021

Covenant-Amendment Steering Committee (CASC) working for you from 2019-2021

- Matt Barker*
- Susan Duffy
- Mark Ewing

- Joe Frank
- Elise Meier*
- David Neben – Board Liaison*

- Kathy Norgard
- Debbie O'Hagan
- Mark Tardiff
- Tim Williamson*

**current members*

- Dom Eymere – POA Association Manager
- Sue Wallace – POA Community Compliance Coordinator
- Beth Appleton – Legal Counsel

How 2021 Updated Proposed Covenants Differ from Original 1970 Covenants

Modernized Terms and Expressions

Consolidation/Syncing with other governing documents

All Exterior Storage must fit on approved parking or hardscape

Review/Approval Process is established for Keeping Backyard Hens (Female only, no Roosters)

Clustered Lots assess at 1.5x

Special Assessments may be allocated differently by BOD based on relative “benefit”

**What New
Land Uses are
addressed in
the Updated
Proposed
Covenants?**

Camper Parking and Definitions

**Overnight use of Campers for maximum
of 14 consecutive days and 45 annual
days**

**Short-Term Rental Use of Home OR ADU
limited to 90 days**

**Enforcement of proposed updated
covenants**

**Enforcement of
Proposed
Updated
Covenants**

Easier!

**Restrictions are
specific**

The Covenant Ballot: 4 Questions

**Q1: Updated
Proposed
Covenants?**

**Q2: Camper
Parking?**

**Q3: Limited
Overnight use of
Campers?**

**Q4: Family
Residence/ADU as
Short-Term Rental
Property for max of
90 days?**

Question 1

Apart from the ballot questions asked below, are you FOR or AGAINST replacing the Original 1970 Covenants and Restrictions with the Amended and Restated Covenants and Restrictions for Crested Butte South?

FOR

☐

AGAINST

☐

Question 2

Are you **FOR** or **AGAINST** allowing the following types of Campers to be parked on Owner's Lots in designated parking spaces in Crested Butte South?

FOR

AGAINST



Class B



Class C



Travel Trailer



Truck Camper



Conversions Vans and Sprinters



Pop-Up Campers

Prohibited Vehicles/Campers

Class A



Mobile Home



Question 3

Are you **FOR** or **AGAINST** allowing the overnight use of the following types of Campers that are parked on Owner's Lots in designated parking spaces in Crested Butte South, for a maximum of 14 consecutive days, and 45 annual days??

FOR

AGAINST



Class B



Class C



Travel Trailer



Truck Camper



Conversions Vans and Sprinters



Pop-Up Campers

Question 4

Are you **FOR** or **AGAINST** allowing the Short-Term Rental Use of a Family Residence **OR** Accessory Dwelling Unit (ADU; and not simultaneous use) for a maximum of 90 days per year?

FOR

☐

AGAINST

☐

Why You Need to Vote

CASC has worked for 2+ years to thoughtfully serve the community with this update

Hard to Understand-
Covenants are layered with 29 Amendments

Community values and desires have changed since 1970

Secure, Confidential Voting with unaffiliated Election Manager

A majority of owners must vote in favor of Q1

A majority of owners must approve Version A or B

If A or B don't receive enough votes, then language is null

How to Cast Your Confidential Ballot

Paper Ballot
may be mailed
to/dropped at
POA Office

Electronic
Ballot will be
sent via email
invite

Voting Party on
Thursday, Oct 7
at Sunset Hall
4-7 pm

Education and Outreach

Public Meetings at
Sunset Hall – Thursdays -
5-6:30 pm

June 3

July 1

August 5

September 2

Crested Butte News

KBUT

Thursday Farmer's
Markets

[www.cbsouth.net/
new-covenants](http://www.cbsouth.net/new-covenants)

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