

Community of Bear Creek
Montrose, Colorado
November 21, 2013

To: New home or remodel construction entities building within Bear Creek Subdivision

Re: New home or remodel construction entities building within Bear Creek located within Montrose County, and the city of Montrose.

Purpose: Pursuant to Article V Section 2 and other sections as may apply to the Declarations of Covenants, Conditions, and Restrictions of Bear Creek Subdivision, as recorded January 3, 2005 to those entities holding lots for construction, and/or performing re-construction work such as remodeling, landscaping, or other work as may be performed within the Bear Creek Subdivision; this letter serves as a reminder of requirement to all parties and entities as described above of such requirement of submitting plans and details of construction to the Architectural Advisory Committee and hence to the Bear Creek Board of Directors, before any work commences on lots these entities may own, or contract with for home construction or remodels, etc.

The intent of such requirement(s) is to enable such construction to conform to existing guidelines, and continuity of those homes within Bear Creek Subdivision. This would include conforming to existing sizes, color of siding, appearances, and landscaping. Home size would preclude the construction of any double story homes, or siding other than that which exists within the subdivision as of this time.

The whole document of the CC&R's can be obtained on the website of the HOA management company. The website is listed as "abamanagement.net". The management company may be also contacted at 970-683-4140 for assistance in downloading or information regarding the CC&R's. The completed document(s) would be mailed to Bear Creek HOA at the address provided by the HOA management company. The document(s) need to e mailed with enough lead time for the Architectural Advisory Committee and the HOA Board of Directors to examine the information for needed changes or acceptance.

Sincerely,

A. H. Peterson
President Bear Creek HOA