

## Comments from Sid Schneider:

-----Original Message-----

From: Sid Schneider [mailto:sid@lynngoldsmith.com]

Sent: Tuesday, February 21, 2012 1:05 PM

To: Kevin Michelson

Subject: Re: SOTHA - Second Draft of Amended Declaration

Hi Kevin,

- In the design guidelines it says that a house shall total no more than 5750 square feet. I believe that some properties have the right to build larger than that.

In the general guidelines it states that houses shall conform and harmonize with existing structures as to external design. Given the diversity of existing design in terms of materials, color, siting and seclusion, any proposed new construction would have an open door to developing what ever they see fit.

- In regards to landscape and watering, what would constitute a water shortage? Who would determine this? If one has developed their landscaping according to county regulations and has the well capacity to support it, the board would be responsible for thousands of dollars worth of lost vegetation and trees by prohibiting landscape irrigation.

- The development fee of \$1./sq ft. is for road impact repair and not to fund an architectural review as the review committee does not get compensated. The impact should be based on the distance from Snowmass Creek road the construction is. Thanks, Sid Schneider/ Lynn Goldsmith On Feb 21, 2012, at 11:12 AM, Kevin Michelson wrote:

> All,

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> Over the past year or so, the Board has taken up an effort to amend  
> our current covenants. In August of 2011, a draft had been circulated  
> to the membership and comments received. The Board held a covenants  
> review meeting in November with Kurt Papenfus and Ron Pingatore  
> participating.

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> Based on a broad base of feedback, we agreed to start by putting aside  
> the "new" first draft and to complete a line-by-line review of the  
> existing Covenants, looking to retain them with appropriate current  
> changes, additions, deletions or other modifications, which in some  
> cases may include adopting language from the "new" draft where it  
> provided clarity and/or was better than what we have. With that, we  
> spent over 3 1/2 hours in the effort and have summarized the proposed  
> revisions with the following documents (available on the "Notices"  
> section of the shieldoterraces.com website).

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> Please email any comments to this Second Draft of the Amended  
> Declaration to me by April 1st, 2012. Please provide some comments so  
> matter how brief. I will post comments on the website as done for the  
> first draft for all to see.

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> Notices  
> Amended and Restated Declaration  
> Second Draft of the Amended Declaration Click here for a PDF of the  
> Second Draft of the Amended Declaration Click here for a PDF of the  
> Draft Association Rules Click here for a PDF of the Draft Design  
> Guidelines  
>  
> Click here for a Word Document of the Second Draft of the Amended  
> Declaration Click here for a Word Document of the Draft Association  
> Rules Click here for a Word Document of the Draft Design Guidelines  
>  
> Please Note: The PDF versions represent a finished draft whereas the  
> Word documents indicate revisions and comments to the current  
> Declaration for the Association.  
>  
> Feel free to contact me with any questions.  
>  
> Regards,  
>  
> Kevin  
>  
> Kevin Michelson  
> 707 Shield-O Rd.  
> Snowmass, CO 81654  
> (970)-923-5818 home  
> (970)-948-6659 cell  
> kevin@peakvisions.net  
> www.peakvisions.net  
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