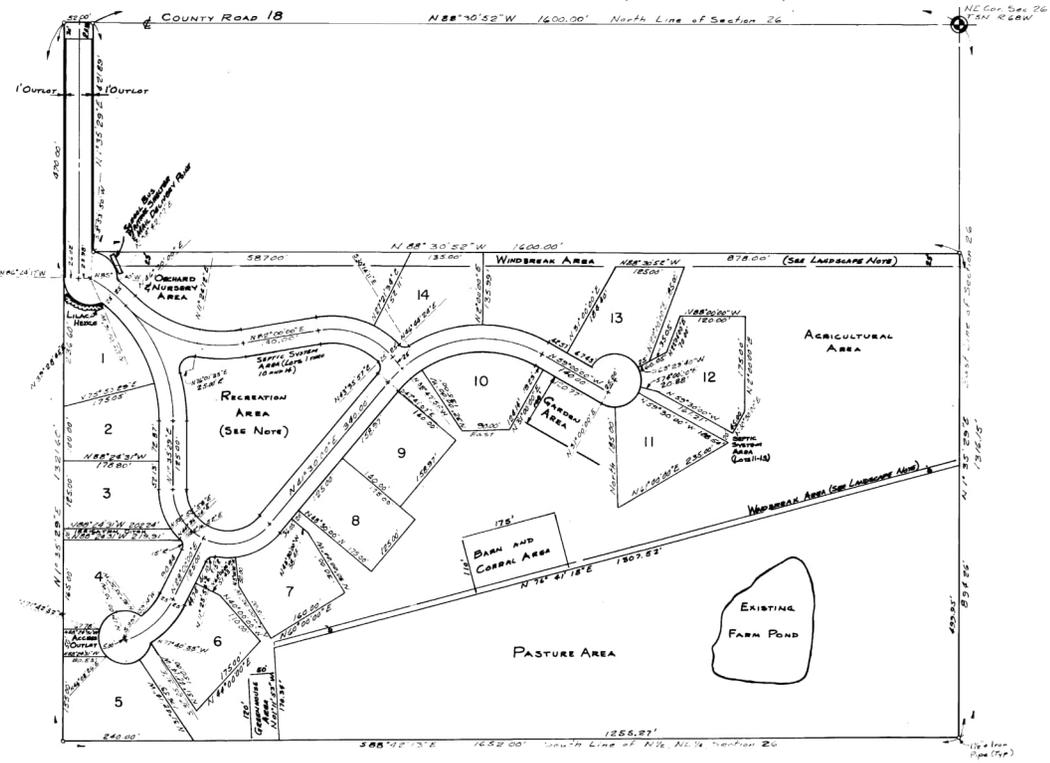


SITE DEVELOPMENT PLAN FOR SIGNET

A RESIDENTIAL PLANNED UNIT DEVELOPMENT OF A
 PORTION OF THE N 1/2 OF THE NE 1/4 OF SECTION 26,
 T. 5 N., R. 68 W. OF THE 6th P.M., LARIMER COUNTY, COLORADO



GENERAL NOTES

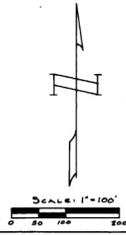
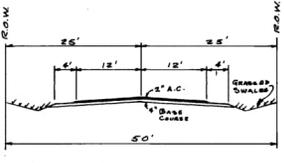
- All residences to be detached single-family type, to be fully contained within the approximate 1/2 acre building sites, and subject to architectural control as specified in the by-laws of La Paz Investments, Inc. Said corporation is the owner-manager of the common facilities and is responsible for their maintenance.
- All lot owners shall become members of the Corporation, have representation on its Board of Directors, and be subject to its provisions and by-laws.
- Roads are proposed to be privately owned and maintained as a part of the common facilities of the development.
- Total common open space, exclusive of building sites and road rights-of-way is 23.7 acres, or 68.65 of the gross area of the development (34.52 acres).
- Building setbacks are to be a minimum of those specified by the Larimer County Zoning Ordinance for the FA District.
- Irrigation and agricultural use of the common areas not otherwise designated, shall be under the management of the Corporation or its designated representative.
- Utilities to be provided as follows:
 - Water - Little Thomson Valley Water District
 - Natural Gas - Public Service Company of Colorado
 - Electric Power - Poudre Valley R.E.A.
 - Sewer - Community Leach Fields
 - Telephone - Mountain Bell
 - Irrigation - Consolidated Home Supply Water Company and Harry Lateral Ditch Company

RECREATION AREA NOTES

- Recreation Area to contain ultimately such uses as:
- Combination tennis, volleyball, basketball court;
 - Hobby shop building;
 - Swimming pool;
 - Children's fenced play area;
 - Community picnic area.
- Uses 4 and 5 are proposed to be completed within the initial 2 year development period, with the remaining amenities to be constructed at a later date. Any buildings constructed within the area are subject to the architectural control powers of the Board of Directors of La Paz Investments, Inc., the corporate owner-manager of all common facilities.
- Time Schedule**
- Windbreak landscaping already complete.
 - Roads graded and gravelled during initial 3 year development period, and paved when 5 lot owners become residents.
 - Utilities to be installed during initial 2 year development period, except Phase II which shall be installed when 5 units are connected to Phase I.
 - Total development to be complete within 10 years.

Landscaping Note

- Windbreak areas have been planted with some 530 trees of the following types: Russian Olive, Cottonless Cottonwood, Honey-suckle, Golden Willow, Austrian Pine, Ponderosa Pine, Eastern Red Cedar and Blue Spruce. The areas were laid out with the assistance of the Soil Conservation Service.
- Existing trees and bushes near the farm pond are to be preserved, and additional deciduous-type trees will be added when some members of the development become resident and able to preserve them from livestock damage.
- Landscaping of individual building sites will be done by each homeowner, with the concept approval of the Board of Directors of La Paz Investments, Inc., the corporate owner-manager of the open space and common facilities.
- Landscaping of the recreation area will proceed in accordance with development of that area.



PROPOSED BY LA PAZ INVESTMENTS, INC.

Baron J. Jones
 President
W. H. H. H.
 Secretary



APPROVED BY LARIMER COUNTY COMMISSIONERS

[Signature]
 DATE

