

SHORT FORM COPPER MOUNTAIN  
PROPERTY OWNERS AND LESSEES AGREEMENT

This Short Form Property Owners and Lessees Agreement (this "Agreement"), is made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between COPPER MOUNTAIN, INC., a Delaware corporation ("Grantor"), and \_\_\_\_\_ ("Grantee").

Recitals

A. Grantor owns or has owned certain real property in Summit County, Colorado (the "Property". On the date first set forth above, Grantor conveyed or leased to Grantee a portion of the Property, more particularly described as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (the "Premises).

B. The Copper Mountain Property Owners and Lessees Association, Inc., a Colorado non-profit corporation (the "Association"), has been established to represent persons holding an interest in the Property and to further such persons' common interests.

Agreements

NOW, THEREFORE, to further the purposes set forth above and in consideration of the conveyance or lease of the Premises from Grantor to Grantee and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Grantor and Grantee agree as follows:

1. By virtue of Grantee's execution and delivery of this Agreement, Grantee will be a member of the Association. As a member of the Association, Grantee shall: (a) comply with the Association's Rules and Regulations, as adopted (and amended from time to time) by its members; and (b) pay such dues, assessments and charges as may be required by the Association.
2. That certain Amended Copper Mountain Property Owners and Lessees Agreement (recorded \_\_\_\_\_, \_\_\_\_\_ at Reception No. \_\_\_\_\_ in the records of Summit County, Colorado), as the same may be amended from time to time (the "Long Form POLA Agreement"), is incorporated herein by this reference as if fully set forth herein, and Grantee agrees to be bound by the terms and provisions thereof (as the same may be amended from time to time).

3. Grantee hereby acknowledges receipt of a copy of the Long Form POLA Agreement and acknowledges that Grantee has read and understands the provisions thereof.

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State of \_\_\_\_\_ )  
 ) ss.  
County of \_\_\_\_\_ )

The foregoing instrument consisting of \_\_\_\_\_ typewritten pages inclusive of this page was acknowledged, subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_.

Witness my Hand and Official Seal.

My Commission Expires: \_\_\_\_\_

(SEAL)

\_\_\_\_\_  
Notary Public