



March 17, 2009

Peter Siegel
Executive Director
Village at Copper Association
PO Box 3053
Copper Mountain CO 80443

RE: LEWIS RANCH SIGN GUIDELINES

Dear Peter,

You asked me, as Declarant representative for the Lewis Ranch neighborhood, to provide an opinion on the recent signage issues. Lewis Ranch is one of the premier communities in Summit County. As such, the documents were envisioned and written to support the integration of high-end properties into the natural beauty of the surrounding area.

Recently there have been concerns among the property owners that some existing signage was not in compliance with The Declarations of Covenants, Conditions, Restrictions and Easements for Lewis Ranch at Copper. Within this document, Section 3.7 (a) & (b) state that there shall be no "For Sale" or "For Rent" signs.

After hearing from a number of owners directly and through e-mails to Peter Woods, it is clear that while there may be some disagreement on a particular direction (to allow or not to allow these signs), it is unanimously agreed that whatever is decided upon must be upscale, in keeping with the neighborhood and have a sense of class.

To move forward in a timely manner, I have reviewed this issue with counsel in order to receive an interpretation of how broad or specific the language is in its application. The net result of this review is that the document provides for a few methods to amend or reinterpret the document. As discussed, one is by amendment and the other is through Declarant interpretation.

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Representing the Declarant, I have reviewed this situation from all perspectives and feel the following is in the best mutual interests of the community, is consistent with supporting the needs of business partners and, at the same time, reinforces the aspirations of the homeowners to maintain an upscale community:

- Pursuant to the Declarations, there shall be no "For Sale" or "For Rent" signs using these specific words, including the use of any of these words in any form.
- Signs may be used to identify the Broker or Management Company with contact information
- All signs must be custom and designed specifically using some of the same materials, colors and design themes as the house it represents
- Signs may not be larger than 10 Square feet
- One sign per lot
- All signs must be reviewed and approved by CMPACC
- Each sign, if approved, must be removed one week after closing or
- All signs are only approved for a period of one year. Owners must re-apply to CMPACC each year if they wish to continue sign usage.

Please share this interpretation with the Owners and other parties for integration into the CMPACC process and guidelines.

Sincerely,



Gary Rodgers
President and COO