

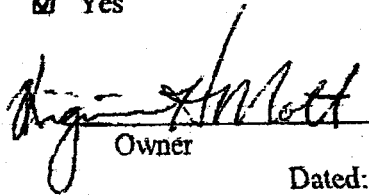
**SAN JUAN RANCH OWNERS' ASSOCIATION MAIL BALLOT NO. 1, APRIL 24, 2003**

**RESOLUTION NO. 1: APPROVAL OF DECLARATION OF MUTUAL COVENANTS BETWEEN SAN JUAN RANCH OWNERS' ASSOCIATION AND RONALD R. KURUCZ, AND/OR HIS ASSIGNS, REGARDING EASEMENTS TO USE SAN JUAN RANCH ROADS AND RIGHTS OF WAY**

The Owners, having considered the proposed Declaration of Mutual Covenants between San Juan Ranch Owners' Association and Ronald R. Kurucz, and/or his assigns, owner, subdivider and future Declarant of the proposed Dancing Bear Ranch, common interest community, formerly known as Spruce Mountain, which is a parcel of land adjacent to San Juan Ranch, accepts and approves the mutual covenants and grant of easement set forth and fully described in the document attached and incorporated into this ballot. The President of the Association is hereby authorized to execute the same on behalf of the Association.

Yes

No

  
Owner

Lot No. 2A

Dated: May 2, 2003

NB\* This Ballot must be voted on or before May 5, 2003, by transmitting via facsimile to 970-728-4649 or by US Mail c/o R. Korn Attorney, Box 185 Telluride, Colorado 81435. Owners are not required to transmit the incorporated Declaration of Mutual Covenants upon voting this ballot.

SAN JUAN RANCH OWNERS' ASSOCIATION MAIL BALLOT NO. 2, APRIL 24, 2003

RESOLUTION NO. 2: ACCEPTANCE AND APPROVAL OF HIGH POINT RANCH PLAT

San Juan Ranch Owners' Association, has duly considered the Plat of High Point Ranch, platting six lots and two and two tenths miles of road and road easement as part of San Juan Ranch. The Plat is accepted and approved subject to the conditions set forth in the following Plat language which the President is authorized to execute on the face of the Plat:

San Juan Ranch Owners' Association Certificate of Acceptance and Dedication:

The San Juan Ranch Owners' Association accepts the foregoing dedication of the surveyed two and two tenths miles of roads and road easement depicted hereon, as San Juan Ranch General Common Elements, and part of the San Juan Ranch road infrastructure. The six platted lots, shall hereafter be subject to annual Common Assessments and Special Assessments for maintenance and repair of such infrastructure, in accordance with terms and conditions of the Declaration of Common Interest Community of San Juan Ranch, as amended, except that the annual Common Assessment for snow removal as it pertains to the roads accepted hereon, shall be capped to the then current annual average cost per mile for snow removal (including the cost of any relevant snow fencing) for the Common Element roads on the San Juan Ranch in existence and platted before the addition of the roads depicted hereon and for any County roads then being the subject of winter maintenance by the San Juan Ranch Owners' Association, multiplied by 2.2 miles. Any snow plowing cost for the 2.2 miles of road hereon in excess of the foregoing formula shall be borne as a Special Assessment against the specific six lots platted hereon; further, this Acceptance and Dedication is conditioned by an assignment of the written two year warranty on such two and two tenths miles of roads, dated February 21, 2003, by Williams Construction, Hank E. Williams.

San Juan Ranch Owners' Association

By \_\_\_\_\_ Dated:

President

Further, in the event this Resolution No. 2 is approved, then in addition to the recording of the Plat such action shall be memorialized in a Supplement to the San Juan Ranch Declaration.

Yes

No

Wiggin A. Mott Dated: \_\_\_\_\_  
Owner

Lot No. 2A

NB\* This Ballot must be voted on or before May 5, 2003, by transmitting via facsimile to 970-728-4649 or by US Mail c/o R. Korn Attorney, Box 185, Telluride, Colorado 81435.

**SAN JUAN RANCH OWNERS' ASSOCIATION MAIL BALLOT NO. 3, APRIL 24, 2003**

**RESOLUTION NO.3: AMENDMENT OF DECLARATION TO REQUIRE SIXTY-SEVEN PERCENT VOTE APPROVAL FOR RANCH ROAD IMPROVEMENTS AND UPGRADE BEYOND ORDINARY MAINTENANCE**

The Declaration of Common Interest Community for San Juan Ranch, recorded variously in the records of Montrose County, Reception No. 589699, Book 858 page 957 et seq., Ouray County Book 227 pages 337A through 364, and San Miguel County, Book 515 pages 897 through 951, shall be amended as follows: Article IX, Assessments, § 9.3 Amount of Annual Common Assessment and §9.5 Special Assessments, are hereby amended to include the following provisions:

§9.3.1 No annual assessment for any San Juan Ranch vehicular easement, road and/or right of way that is an upgrade, improvement, or other capital project which is beyond ordinary annual winter and summer maintenance and repair, shall be budgeted or made unless approved by a vote of sixty-seven percent of the total votes allocated to all Owners of Lots. In the event any Article or Section of this Declaration is inconsistent with the provisions of this amended section then the requirements herein shall prevail in all instances and such other inconsistent provision shall be deemed amended accordingly.

§9.5.1 No special assessment may be levied unless approved by a vote of sixty-seven percent of the total votes allocated to all Owners of Lots. This provision is intended to specifically amend and replace the previous lesser requirement for majority approval of special assessments. In the event any Article or Section of this Declaration is inconsistent with the provisions of this amended section then the requirements herein shall prevail in all instances and such other inconsistent provision shall be deemed amended accordingly.

Yes                       No

*Rick Mott*  
Owner

Lot No. 2A

Dated:

NB\* This Ballot must be voted on or before May 5, 2003, by transmitting via facsimile to 970-728-4649 or by US Mail c/o R. Korn Attorney, Box 185, Telluride, Colorado 81435.

CC