



**PUBLIC NOTICE
TOWN OF WINTER PARK
PLANNING COMMISSION & TOWN COUNCIL
FINAL PLAT**

Applicant: Jeff Vogel, Vogel & Associates, LLC

Property Owner: Scott Chomiak, Arrowhead Winter Park Investor, LLC

Case Number: PLN26-024 Rendezvous Filing No. 2C, Final Plat

Physical Address of Property for Which the Application Approval is Requested:
East of Spruce Tree Way, near intersection with Ski Idlewild Road

Legal Description & Vicinity Map of Property for Which the Application Approval is Requested:
See Exhibit A attached.

Description of Request:

This development proposes the creation of 20 Single Family Attached lots on approximately 4.669 acres located within the Rendezvous development. The Preliminary Plat for the same filing was considered, and approved, by the Town Council on April 16, 2026.

Applicable Provision(s) of the Unified Development Code (UDC): § 5-D-5. Final Plat

Additional information is available at this link: <https://wpgov.com/current-development-projects/>

A Public Hearing at Winter Park Town Hall, 50 Vasquez Road and online via Zoom is scheduled for:

Planning Commission, Tuesday, August 11, 2026, at 8:00 A.M.

Town Council, August 18, 2026, at 5:30 P.M.

Members of the public wishing to make comment regarding the application may do so at the scheduled meeting, or write to TJ Dlubac, AICP, Contracted Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or TJdlubac@planstrategize.com. For comments to be included within the digital packet, they must be submitted by 5:00 P.M. on the Wednesday before the hearing.

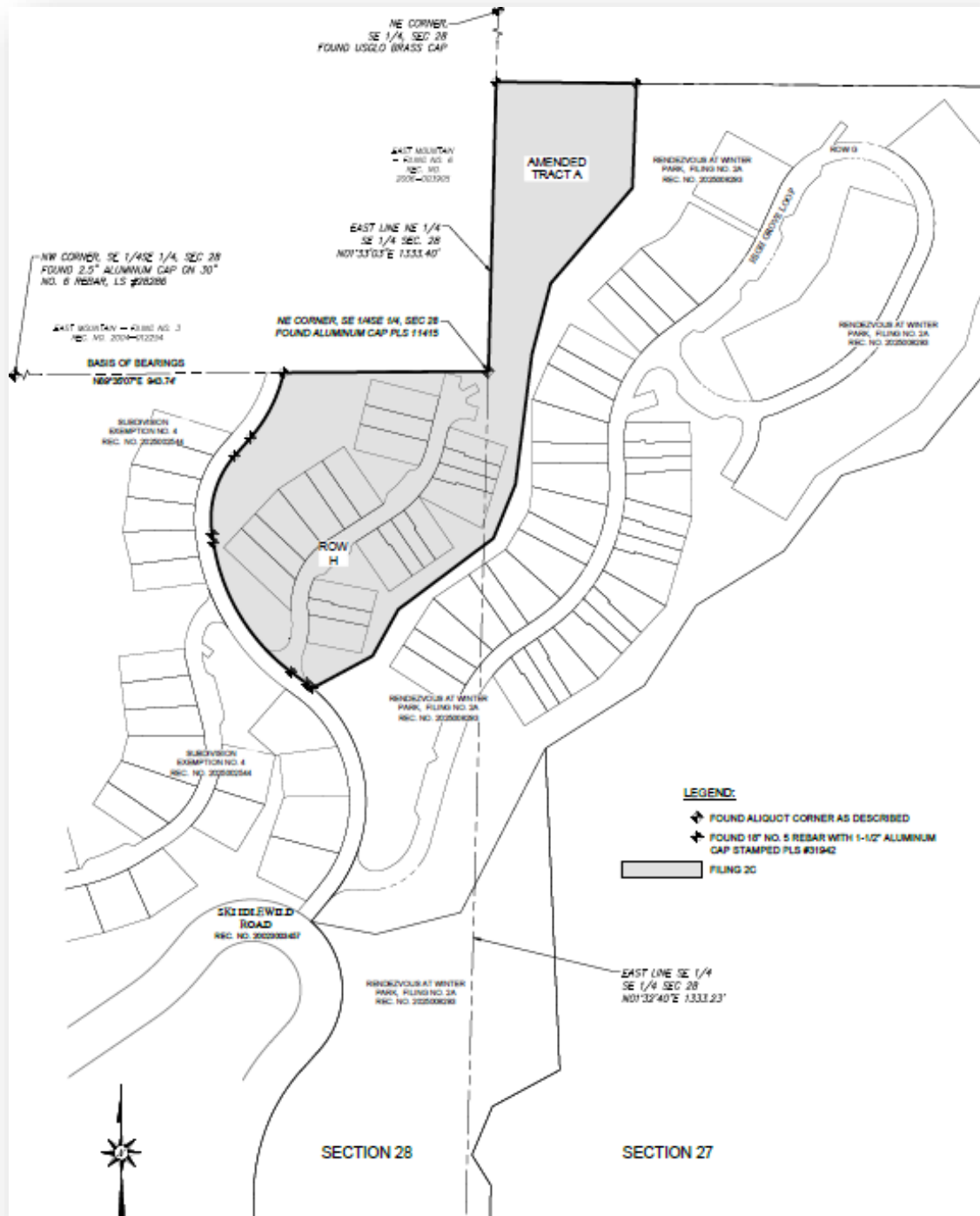
The Zoom link will be made available in the full agenda, which will be published by end of day the Friday before the hearing at:

<https://wpgov.com/our-government/agendas-minutes/>

The meeting will be broadcast via Zoom and public comment can be made by those attending. If there are technical difficulties with Zoom, public comment via Zoom will not be available and the meeting will continue in person.

Exhibit A – Legal Description and Location Map

RENDEZVOUS AT WINTER PARK, FILING NO. 2C, BEING A RE-PLAT OF TRACT A, RENDEZVOUS AT WINTER PARK, FILING NO. 2A, RECEPTION NO. 2025008293, SITUATED IN THE SOUTHWEST OF 1/4 OF SECTION 27, SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148



FINAL PLAT
RENDEZVOUS AT WINTER PARK, FILING NO. 2C

BEING A RE-PLAT OF TRACT A, RENDEZVOUS AT WINTER PARK, FILING NO. 2A, RECEPTION NO. 2025008293,
SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148
SHEET 1 OF 6

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY IS THE OWNER OF THAT REAL PROPERTY SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, RENDEZVOUS AT WINTER PARK, FILING 2A, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED
OCTOBER 15, 2025 UNDER RECEPTION NO. 2025008293, COUNTY OF GRAND, STATE OF COLORADO.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS RENDEZVOUS AT WINTER PARK, FILING NO. 2C, AND DOES HEREBY DEDICATE AND SET APART ALL THE STREETS, ALLEYS, AND OTHER WAYS AND PLACES SHOWN ON THE ACCOMPANYING PLAT WHICH ARE SPECIFICALLY DESIGNATED ON THE ACCOMPANYING PLAT FOR PUBLIC PURPOSES, IF ANY, FOR THE USE OF THE PUBLIC FOREVER, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT, AS EASEMENTS FOR THE USES AND BENEFITED PARTIES DESCRIBED ON THE ACCOMPANYING PLAT.

IN WITNESS WHEREOF, ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 20____.

ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: RENDEZVOUS ARROW, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGING MEMBER
BY: KOELBEL AND COMPANY, AS MANAGER

BY: _____
SCOTT CHOMIAK
VICE PRESIDENT

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY SCOTT CHOMIAK , AS VICE PRESIDENT OF ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIEN HOLDER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A LAWFUL LIENHOLDER/DEED OF TRUST HOLDER AS TO THE REAL PROPERTY DESCRIBED IN THIS PLAT OF "RENDEZVOUS AT WINTER PARK, FILING NO. 2C" AND DOES HEREBY CERTIFY THAT IT ACCEPTS THE CONDITIONS AND RESTRICTIONS SET FORTH IN THIS PLAT, AND DOES HEREBY SUBORDINATE ITS INTERESTS IN THE PROPERTY DESCRIBED IN THIS PLAT TO THE FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS (IF ANY) HEREBY PROVIDED TO THE TOWN OF WINTER PARK.

BANKERS' BANK OF THE WEST, A COLORADO CORPORATION

BY: _____
PAUL HARRISON, SENIOR VICE PRESIDENT

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY PAUL HARRISON AS SENIOR VICE PRESIDENT OF BANKERS' BANK OF THE WEST, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

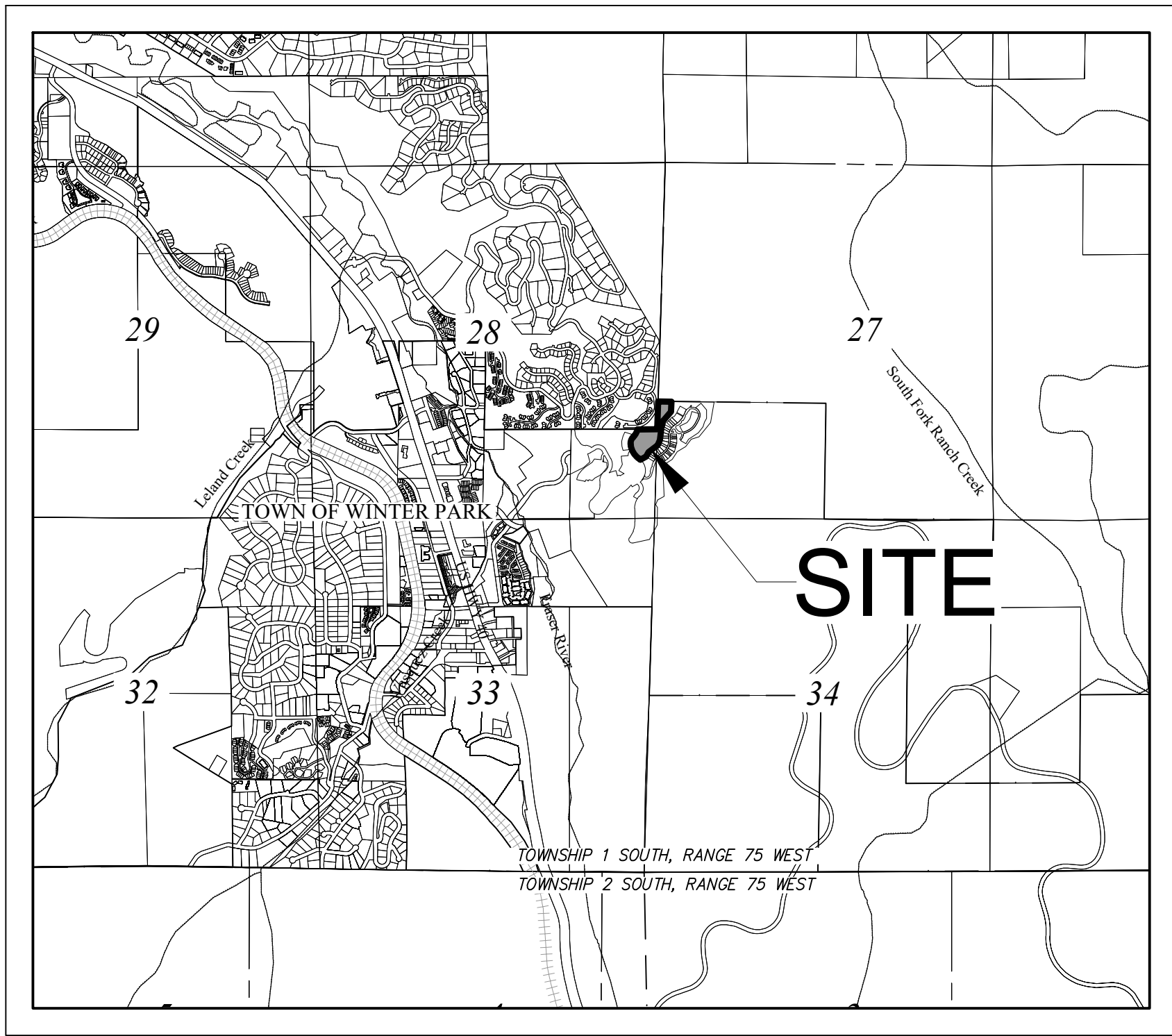
NOTARY PUBLIC

ESTOPPEL CERTIFICATE:

ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE PROPERTY INCLUDED WITHIN "RENDEZVOUS AT WINTER PARK, FILING NO. 2C", HEREBY CERTIFIES THAT THIS SUBDIVISION EXEMPTION PLAT AND THE DEVELOPMENT IMPROVEMENTS AGREEMENT TO BE EXECUTED IN CONNECTION HERewith IF REQUIRED, EMBODY THE ENTIRE AGREEMENT BETWEEN THE OWNER OF SAID PROPERTY AND THE TOWN OF WINTER PARK WITH REGARD TO THE SUBDIVISION OF SAID PROPERTY, AND THAT THE OWNER IS NOT RELYING UPON ANY OTHER REPRESENTATIONS, WARRANTIES, UNDERSTANDINGS OR AGREEMENTS IN CONNECTION WITH ANY MATTER ENCOMPASSED BY THIS PLAT OR THE DEVELOPMENT IMPROVEMENTS AGREEMENT IF REQUIRED, EXCEPT AS SET FORTH HEREIN OR IN SAID DEVELOPMENT IMPROVEMENTS AGREEMENT.

ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: RENDEZVOUS ARROW, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGING MEMBER
BY: KOELBEL AND COMPANY, AS MANAGER

BY: _____
SCOTT CHOMIAK
VICE PRESIDENT



VICINITY MAP

1" = 2000'

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20____ BY THE TOWN OF WINTER PARK PLANNING COMMISSION,
WINTER PARK, COLORADO.

DAVID BARKER, CHAIR

MAYOR'S CERTIFICATE:

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS _____ DAY OF _____, 20____ BY THE TOWN COUNCIL OF THE TOWN OF WINTER PARK SITUATED IN THE COUNTY OF GRAND, STATE OF COLORADO. ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE TOWN OF WINTER PARK DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY SAID TOWN. UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED FOR MAINTENANCE BY RESOLUTION OF THE TOWN COUNCIL, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THE SUBDIVISION. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OR SOIL CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED.

NICK KUTRUMBOS, MAYOR
TOWN COUNCIL
TOWN OF WINTER PARK, COLORADO

ATTEST:

DANIELLE JARDEE, TOWN CLERK
TOWN OF WINTER PARK, COLORADO

TOWN OF WINTER PARK LAND SURVEYOR'S CERTIFICATE:

I, TIMOTHY R. SHENK, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF RENDEZVOUS AT WINTER PARK, FILING NO. 2C TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTE AND BY THE TOWN OF WINTER PARK UNIFIED DEVELOPMENT CODE HAVE BEEN PLACED ON THE GROUND.

TIMOTHY R. SHENK, P.L.S. #31942
ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

STATE OF COLORADO)
) SS
COUNTY OF GRAND)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY TIMOTHY R. SHENK

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PLANNER'S CERTIFICATE:

I, ANTHONY E. KREMPIN, BEING A QUALIFIED PROFESSIONAL ENGINEER OR PLANNER, CERTIFY THAT THIS PLAT OF RENDEZVOUS AT WINTER PARK, FILING NO. 2C HAS BEEN ENGINEERED, DESIGNED AND PLANNED IN ACCORDANCE WITH APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS OF THE TOWN OF WINTER PARK UNIFIED DEVELOPMENT CODE.

ANTHONY E. KREMPIN, COLORADO P.E. NO. 36291
ON BEHALF OF TKE CIVIL & STRUCTURAL ENGINEERING, INC.

SHEET INDEX:

SHEET 1 - COVER SHEET & NOTES
SHEET 2 - NOTES
SHEET 3 - LAND USE TABLES & DETAILS
SHEET 4 - PLAT & LINE & CURVE TABLES
SHEET 5 - PLAT & LINE & CURVE TABLES
SHEET 6 - EASEMENT DETAIL

OWNER / DEVELOPER:
ARROWHEAD WINTER PARK INVESTORS, LLC.
5291 EAST YALE AVE
DENVER, CO 80222-6911

TIM SHENK
LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

FINAL PLAT
RENDEZVOUS AT WINTER PARK, FILING NO. 2C
SECTIONS 27 & 28, TOWNSHIP 1 SOUTH,
RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

JOB: 19051
DWG: 19051_RWP FIL2C

SCALE: 1" = 2000'
CRD: 19051

DATE: 03/25/2026
CHECKED: TRS

DRAWN BY: JAN
SHEET: 1 OF 6

BEING A RE-PLAT OF TRACT A, RENDEZVOUS AT WINTER PARK, FILING NO. 2A, RECEPTION NO. 2025008293,

TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

SHEET 2 OF 6

1. THIS PLAT OF RENDEZVOUS AT WINTER PARK, FILING NO. 2C PROVIDES FOR TOWNHOME LOTS 1 THRU 20, AMENDED TRACT A, AND ROW H (MISTYPINE LANE) TOGETHER WITH ASSOCIATED EASEMENTS, SNOW STORAGE AND PLAT NOTES.
2. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 WHICH IS ASSUMED TO BEAR NORTH 89°35'07" EAST, AS MEASURED FROM A 2.5" DIAMETER ALUMINUM CAP, PLS #282286 SITUATED AT THE NW CORNER OF THE SE1/4SE1/4 OF SAID SECTION 28 TO AN ALUMINUM CAP, PLS #11415 SITUATED AT THE NE CORNER OF THE SE1/4SE1/4 WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
3. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET.
4. TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT ORDER NO. ABC60019681.1 WITH AN EFFECTIVE DATE OF 05/09/2025 AT 5:00 P.M., ISSUED BY LAND TITLE GUARANTEE COMPANY AS AN AGENT FOR LAND TITLE INSURANCE CORPORATION AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
5. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE:
 - A. OWNERSHIP OF THE TRACT OF LAND,
 - B. COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND,
 - C. RIGHT OF WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

6. PURSUANT TO THE RECOMMENDATIONS MADE BY THE COLORADO GEOLOGICAL SURVEY IN A LETTER DATED JULY 26, 2005 THAT IS ON RECORD WITH THE TOWN OF WINTER PARK, FINAL DESIGN-LEVEL SUBSURFACE EXPLORATION MUST BE PERFORMED FOR EACH STRUCTURE AND THE PROPOSED STREETS TO DETERMINE APPROPRIATE FOUNDATION TYPES, ANY PERIMETER/AREA UNDERDRAIN SYSTEMS, GEOTECHNICAL DESIGN PARAMETERS AND FINAL PAVEMENT SELECTIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR STREET PAVING. DEVELOPMENT WILL BE LIMITED ON STEEP SLOPES THAT EXCEED 30%.

7. THIS SITE IS ZONED "P-D" (PLANNED DEVELOPMENT DISTRICT), WITH AN UNDERLYING "R-2" (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) ZONING DESIGNATION.

8. THE REAL PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO ALL OF THE RIGHTS, OBLIGATIONS, TERMS, AND CONDITIONS OF THAT CERTAIN RENDEZVOUS AT WINTER PARK FINAL DEVELOPMENT PLAN APPLICATION DATED MAY 6, 2008, INCLUDING, WITHOUT LIMITATION, THAT CERTAIN AMENDED AND RESTATED ANNEXATION AND VESTED RIGHTS DEVELOPMENT AGREEMENT OF GENSTEAT, INC. (THE "DEVELOPMENT AGREEMENT") BY AND BETWEEN THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT (THE "OWNER") AND THE TOWN OF WINTER PARK (THE "TOWN"), ALL OF WHICH WAS APPROVED BY THE TOWN BY ORDINANCE NO. 406, SERIES OF 2008 RECORDED AUGUST 5, 2008 AT RECEPTION NO. 2008-007613 OF THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS AND SUBSEQUENTLY AMENDED BY THAT CERTAIN FIRST AMENDMENT TO RENDEZVOUS FINAL DEVELOPMENT PLAN APPROVED BY THE TOWN BY ORDINANCE NO. 539, SERIES OF 2020 RECORDED AUGUST 27, 2020 AT RECEPTION NO. 2020007456 OF THE AFORESAID REAL PROPERTY RECORDS (COLLECTIVELY, "THE RENDEZVOUS AT WINTER PARK ORDINANCE"). ALL RIGHTS OF THE REAL PROPERTY DEPICTED ON THIS PLAT ARE HEREBY LIMITED TO BE USED FOR THE PURPOSES DESIGNATED ON THE RENDEZVOUS PORTION OF THE PLAT AND THE USES PERMITTED INCLUDED ON THE PLAT, SUBJECT, HOWEVER, TO THE RIGHTS, OBLIGATIONS, TERMS AND CONDITIONS OF THE RENDEZVOUS AT WINTER PARK ORDINANCE, INCLUDING THE DEVELOPMENT AGREEMENT. ALL PLATTED LOTS AND OUTLOTS SHOWN HEREON ARE SEPARATELY CONVEYABLE REAL ESTATE.

9. ALL REAL PROPERTY DEPICTED ON THIS PLAT WAS PREVIOUSLY SUBJECT TO ALL OF THE RIGHTS, OBLIGATIONS, TERMS AND CONDITIONS DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RENDEZVOUS AT WINTER PARK RECORDED IN THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS ON OCTOBER 31, 2019 AT RECEPTION NO. 2019090999 (THE "MASTER DECLARATION") AND THAT CERTAIN FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RENDEZVOUS AT WINTER PARK RECORDED APRIL 12, 2023 AT RECEPTION NO. 202302033 AND THAT CERTAIN AMENDED AND RE-STATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RENDEZVOUS AT WINTER PARK RECORDED JANUARY 14, 2025 AT RECEPTION NO. 2025000271 AND LIMITED AMENDMENT THERETO RECORDED JANUARY 8, 2025 UNDER RECEPTION NO. 2025000159 AND FIRST AMENDMENT RECORDED FEBRUARY 27, 2025 UNDER RECEPTION NO. 2025001808 AND FIRST SUPPLEMENT TO THE AMENDMENT RECORDED MAY 02, 2025 UNDER RECEPTION NO. 2025004482. THE MASTER DECLARATION AND ALL AMENDMENTS THERE TO HAVE BEEN RECORDED IN THE GRAND COUNTY RECORDS NO. 2025004482. THE MASTER DECLARATION CREATED THE PROJECT KNOWN AS RENDEZVOUS AT WINTER PARK (THE "PROJECT") WHICH IS GOVERNED BY THE OWNER'S ASSOCIATION KNOWN AS RENDEZVOUS AT WINTER PARK COMMUNITY ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION (THE "MASTER ASSOCIATION"). AFTER THE RECORDATION OF THIS PLAT, THE MASTER DECLARATION WILL BE AMENDED AND RE-STATED IN ITS ENTIRETY, PURSUANT TO EXEMPTION NO. 2 AND CONFIRMED HEREIN, ANY REAL PROPERTY SUBJECTED TO THE MASTER DECLARATION MAY BE FURTHER SUBJECTED TO ADDITIONAL COVENANTS AND RESTRICTIONS AS PERMITTED BY THE MASTER DECLARATION (EACH A "SUBORDINATE DECLARATION"). ALTERNATIVELY, REAL PROPERTY DEPICTED ON THIS PLAT MAY BE SUBJECTED TO COVENANTS AND RESTRICTIONS UNRELATED TO THE MASTER DECLARATION, INCLUDING PARTY WALL COVENANTS AND ALTERNATIVE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS (EACH AN "ALTERNATIVE DECLARATION").

10. EACH OF THE OWNERS OF PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS ADVISED TO CAREFULLY REVIEW THE INSTRUMENTS AFFECTING TITLE TO THE PROPERTY (INCLUDING, AS APPLICABLE, THE MASTER DECLARATION, SUBORDINATE DECLARATIONS AND ALTERNATIVE DECLARATIONS) IN ORDER TO ADEQUATELY DETERMINE AND UNDERSTAND THE RESPONSIBILITIES AND OBLIGATIONS IMPOSED AS A CONDITION OF OWNERSHIP WITHIN THE PROPERTY, AND TO DETERMINE FOR EACH SUCH INSTRUMENT HOW IT MAY AFFECT HIS OR HER OWNERSHIP RIGHTS IN THE PROPERTY. EACH SUCH OWNER SHOULD CAREFULLY REVIEW THE MASTER DECLARATION, ANY SUBORDINATE DECLARATION AND ANY ALTERNATIVE DECLARATION TO CONFIRM AND UNDERSTAND WHAT ADDITIONAL RIGHTS THE "DECLARANT" THEREUNDER MAY HAVE RESERVED, INCLUDING, BUT NOT LIMITED TO, SPECIAL DECLARANT RIGHTS AND DEVELOPMENT RIGHTS AS DESCRIBED IN THE COLORADO COMMON INTEREST OWNERSHIP ACT, C.R.S. §38-33-3.01 ET SEQ. (THE "ACT").

11. ALL OF THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR APPARENT FROM AN INSPECTION OF THE PROPERTY.

12. THE OUTLOTS DEPICTED ON THE ACCOMPANYING PLAT (IF ANY) ARE DEDICATED AND RESERVED FOR THE PLACEMENT, INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND ENLARGEMENT OF UNDERGROUND PUBLIC UTILITY SYSTEMS AND FACILITIES AND THOSE ABOVEGROUND FACILITIES AND IMPROVEMENTS THAT ARE REASONABLY NECESSARY AND APPURTENANT IN CONNECTION WITH THE USE AND OPERATION OF THE SAME. ONCE ELECTRICAL AND COMMUNICATION UTILITIES ARE INSTALLED IN SUCH UTILITY EASEMENT(S), NO STRUCTURE OR OTHER PARALLEL UTILITY LINE (GAS, WATER OR SEWER) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') TO ANY PRIMARY VOLTAGE POWER OR COMMUNICATION LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVEGROUND EQUIPMENT. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED IN ANY UTILITY EASEMENT.

13. TOWNHOMES WITH ALL ELECTRIC METERS LOCATED ON ONE UNIT (GANG METERS) SHALL HAVE A PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR, REPLACEMENT AND MAINTENANCE OF ALL ELECTRICAL LINES AND EQUIPMENT. METERS SHALL REMAIN THE PROPERTY OF MOUNTAIN PARKS ELECTRIC, INC. ALL OTHER FACILITIES (SUCH AS WIRES, CONDUITS, SWITCHES, AND METER BOXES) SHALL BE THE PROPERTY OF THE MASTER ASSOCIATION. ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR ALTERNATIVE DECLARATION, OR THE OWNER THEREOF.

14. ALL UTILITIES FOR THE PROJECT SHALL UTILIZE SEPARATE SERVICE LINES IN CONFORMANCE WITH APPLICABLE TOWN OF WINTER PARK STANDARDS.

15. EACH OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS HEREBY RESERVES UPON THEMSELVES, THEIR REPRESENTATIVES OR ASSIGNS, A BLANKET EASEMENT IN, ON, OVER, UNDER AND ACROSS ALL OUTLOTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, USE, REPAIR, REPLACEMENT AND/OR REMOVAL OF UTILITIES AND DRAINAGE FACILITIES THAT MAY BE NECESSARY FOR PROVIDING PUBLIC SERVICE TO THIS AND ANY FUTURE FILINGS. SUCH DRAINAGE FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO, CULVERTS, SWALES, CHANNELS, DRAINAGEWAYS AND DETENTION PONDS.

16. THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO THE TERMS OF A TERMINABLE LEASE AGREEMENT BY AND BETWEEN THE TITLE OWNER AND THE TOWN AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN FIRST AMENDMENT TO TRAILS LEASE AGREEMENT RECORDED AT RECEPTION NO. 200807614 (THE "TRAILS LEASE AGREEMENT"). UPON TERMINATION OF THE TRAILS LEASE AGREEMENT, THE TRAILS LEASE AGREEMENT WILL BE REPLACED WITH A PERMANENT RELOCATED NON-EXCLUSIVE EASEMENT GRANTED TO THE TOWN. THE EASEMENT WILL BE 20' IN WIDTH, BEING 10' ON EITHER SIDE OF A CENTER LINE OF THE FINAL DEDICATED EASEMENT, OR SUCH LESSER WIDTH AS MAY BE NECESSARY TO ACCOMMODATE THE TRAILS LEASE AGREEMENT. THE PLAT DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO THE TRAILS LEASE AGREEMENT BY THE TITLE OWNER OF THE UNDERLYING REAL PROPERTY UPON SATISFACTION OF CERTAIN CONDITIONS. AS A RESULT OF THE FOREGOING, THE TRAILS DEPICTED ON EXHIBIT A TO THE TRAILS LEASE AGREEMENT ARE NOT INTENDED TO BE DEDICATED AS PERMANENT EASEMENTS, BUT RATHER ARE SUBJECT TO RELOCATION IN ACCORDANCE WITH THE TERMS AND CONDITIONS MORE PARTICULARLY DESCRIBED IN THE TRAILS LEASE AGREEMENT.

17. ALL IMPROVEMENTS LOCATED WITHIN PRIVATE PROPERTY THAT ARE SUBJECT TO THE MASTER DECLARATION, A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION MAY BE SUBJECT TO DESIGN REVIEW AND APPROVAL IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SUCH DECLARATION. EACH OF THE OWNERS OF PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS ADVISED TO CAREFULLY REVIEW, AS APPLICABLE, THE MASTER DECLARATION, A SUBORDINATE DECLARATION AND AN ALTERNATIVE DECLARATION TO ADEQUATELY DETERMINE AND UNDERSTAND THE DESIGN REVIEW PROCESSES AND PROCEDURES REQUIRED, AS DESIGN APPROVAL OF IMPROVEMENTS IS NOT GUARANTEED.

18. THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO A WILDFIRE MITIGATION PLAN WHICH MAY BE ADMINISTERED BY ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS OR BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION AS TO THE PROPERTY SUBJECT TO SUCH DISTRICTS OR ASSOCIATIONS.

19. RENDEZVOUS AT WINTER PARK IS SUBJECT TO THE NOXIOUS WEED CONTROL PLAN RECORDED AT RECEPTION NO. 96003640 OF THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS. THE NOXIOUS WEED CONTROL PLAN MAY BE ADMINISTERED BY ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS OR BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION AS TO THE PROPERTY SUBJECT TO SUCH DISTRICTS OR ASSOCIATIONS.

20. TRASH SHALL BE STORED IN "BEAR-PROOF" CONTAINERS. INDIVIDUAL TRASH RECEPTACLES, IF APPLICABLE, SHALL BE STORED INSIDE DWELLING UNITS OR BEHIND SCREENING AND OUT OF PUBLIC VIEW EXCEPT ON THE DAY OF TRASH PICK-UP.

21. AS AFFIRMED IN THE GRAND COUNTY WATER AND SANITATION DISTRICT NO. 1 INCLUSION AGREEMENT DATED APRIL 7, 2004, THE DISTRICT AND THE PETITIONERS OF THAT AGREEMENT ACKNOWLEDGED AND AGREED THAT THE WATER SERVICE PROVIDED TO THE REAL PROPERTY DEPICTED ON THE ACCOMPANYING PLAT SHALL BE SOLELY FOR IN-HOUSE USES ONLY AND THAT WATER MAY NOT BE USED FOR ANY OUTDOOR PURPOSE WHATSOEVER, INCLUDING WITHOUT LIMITATION IRRIGATION OF LAWNS OR LANDSCAPING; PROVIDED, HOWEVER, IRRIGATION WATERING SHALL BE PERMITTED FOR A PERIOD OF TWO YEARS FOLLOWING INSTALLATION OF SUCH LANDSCAPING OR REVEGETATION THROUGH THE USE OF DRIP OR LOW VOLUME LANDSCAPE AREA-SPECIFIC WATERING SYSTEMS ZONED AND TIMED AS APPROVED BY GRAND COUNTY WATER AND SANITATION DISTRICT NO. 1. THEREAFTER, IRRIGATION WATERING SHALL BE LIMITED TO THE MINIMUM REQUIRED FOR MAINTENANCE OF THE RESTRICTION SHALL BE MADE AVAILABLE TO ALL PURCHASERS OF LOTS WITHIN THE PROPERTY AND SHALL BE INCLUDED AS PART OF ANY COVENANTS THAT MAY BE PREPARED OR DEVELOPED FOR THE PROPERTY. NOTWITHSTANDING THE FOREGOING, THE DISTRICT MAY, IN ITS SOLE DISCRETION, CONSIDER A SUBSEQUENT REQUEST BY THE TOWN OF WINTER PARK TO USE WATER ON THE PROPERTY FOR OTHER MUNICIPAL PURPOSES SUCH AS COMMERCIAL DEVELOPMENT OR IRRIGATION OF PUBLIC PARKS.

22. AS AFFIRMED IN THE RENDEZVOUS AT WINTER PARK ORDINANCE, THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO A REAL ESTATE TRANSFER ASSESSMENT IN ADDITION TO THE EXISTING TOWN OF WINTER PARK REAL ESTATE TRANSFER TAX (TITLE 1, CHAPTER 10, WINTER PARK TOWN CODE) AS FURTHER DESCRIBED IN SECTION 10.5 OF ORDINANCE 408, SERIES 2008 (RECEPTION NO. 2008-007613).

23. EMERGENCY ACCESS IS PROVIDED TO THIS PROPERTY VIA AN EASEMENT RECORDED NOVEMBER 16, 2021 AT RECEPTION NO. 20210112865, BETWEEN ROW F AS DEPICED ON EXEMPTION NO. 2 & EXEMPTION NO. 3 AND WILDFLOWER LANE IN EAST MOUNTAIN - FILING NO. 6, TOWN OF FRASER, AS DEPICED ON EXEMPTION NO. 2 AND EXEMPTION NO. 3. THE DEVELOPER OF THIS PROPERTY HAS INSTALLED, OR WILL INSTALL, A GATE AT THE BOUNDARY OF THE PROPERTY DEPICED ON EXEMPTION NO. 2 & EXEMPTION NO. 3 AND EAST MOUNTAIN - FILING NO. 6, TOWN OF FRASER, WHICH GATE SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT. THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION ON ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS, SHALL MAINTAIN SAID GATE. IN THE EVENT THAT THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR ALTERNATIVE DECLARATION ON ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS, AS APPLICABLE, FAILS TO MAINTAIN THE GATE AS AFORESAID, AND SUCH FAILURE IS NOT REMEDIED WITHIN THIRTY DAYS FOLLOWING RECEIPT OF WRITTEN NOTICE FROM THE TOWN OF WINTER PARK DESCRIBING SUCH FAILURE TO MAINTAIN, THE TOWN OF WINTER PARK HAS THE RIGHT TO REMOVE THE GATE.

24. HOMES CONSTRUCTED ON LOTS WILL BE SPRINKLED IN ACCORDANCE WITH THE MOST CURRENT ADOPTED VERSION OF THE INTERNATIONAL FIRE CODE.

25. RECEPTION NO. 2025007367 GRANTS "RELOCATABLE" DRAINAGE EASEMENTS FOR THE PROPOSED DRAINAGE SWALES AND DETENTION BASIN IN THE APPROXIMATE LOCATIONS SHOWN HEREIN. THE SPECIFIC LOCATION OF SAID EASEMENTS SHALL BE THE "AS-BUILT" LOCATION WHEN CONSTRUCTION IS COMPLETED. ARROWHEAD WINTER PARK INVESTORS, LLC, ITS REPRESENTATIVES OR ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND CONSTRUCTION OF THE EASEMENT AND DRAINAGE SWALES.

26. MOUNTAIN PARKS ELECTRIC:
PER THIS PLAT, A BLANKET EASEMENT UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH AMENDED TRACT A AND MISTYPINE LANE (ROW H) ARE GRANTED TO MOUNTAIN PARKS ELECTRIC, INC. FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM, AND THE INSTALLATION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF AN ELECTRIC DISTRIBUTION SYSTEM, INCLUDING ELECTRIC LINES AND ALL ASSOCIATED FACILITIES. SAID BLANKET EASEMENT EXCLUDES PLANNED BUILDINGS, DECKS, AND OTHER STRUCTURAL PLANNED IMPROVEMENTS.

WITH RESPECT TO THE ELECTRIC UTILITY EASEMENT GRANTED HEREBY, NO PART OF A STRUCTURE (INCLUDING DECKS, OVERHANGS, FOOTERS, ETC.) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVE GROUND EQUIPMENT. NO OTHER UTILITY LINE (WHETHER GAS, WATER, SEWER OR OTHER) SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN FIVE FEET (5') FROM ANY ABOVE GROUND EQUIPMENT. NOTHING IN THIS SECTION SHALL PROHIBIT UNDERGROUND COMMUNICATION FACILITIES SHALL NOT BE ALLOWED CLOSER THAN ONE FOOT (1') TO ANY POWER LINES AND ABOVE GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN TWO FEET (2') TO ANY ABOVE GROUND ELECTRIC FACILITIES. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED WITHIN TEN FEET (10') OF ANY PRIMARY ELECTRIC LINE OR WITHIN FIVE FEET (5') OF ANY OTHER FACILITY, INCLUDING SECONDARY ELECTRIC LINES. ANY EXISTING OR PROPOSED DRIVEWAY OR WALKWAY SHALL BE MAINTAINED AT A MINIMUM OF TEN FEET (10') CLEARANCE FROM ANY POWER LINE OR ELECTRIC EQUIPMENT. ALL EQUIPMENT WILL HAVE A MINIMUM OF TEN FEET (10') OF CLEARANCE IN FRONT OF ANY OPENINGS OR EQUIPMENT DOORS.

27. PSCO/XCEL:

TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF EACH MULTI-FAMILY LOT AS SHOWN IN THE EASEMENT DETAIL ON SHEET 6 HEREIN, AND THIRTEEN-FOOT (13') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ADJACENT TO THE "MISTYPINE LANE" RIGHT OF WAY H. THESE EASEMENTS ARE DEDICATED TO THE TOWN OF WINTER PARK FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS ARE ALSO GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM WITH RESPECT TO THE UTILITY EASEMENT GRANTED HEREBY. NO STRUCTURE OR FOUNDATION SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') AROUND ANY UNDERGROUND LINES. NO OTHER UTILITY LINE (WHETHER WATER, SEWER) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY UNDERGROUND LINE. NOT WITHSTANDING THE FOREGOING, UNDERGROUND COMMUNICATION FACILITIES AND ELECTRIC SHALL NOT BE ALLOWED CLOSER THAN FIVE FEET (5') TO ANY GAS LINES AND ABOVE GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN FIVE FEET (5') TO ANY UNDERGROUND FACILITIES. NO GRADE CHANGES (FILL OR CUT) IN-EXCESS OF SIX INCHES (6") ARE PERMITTED WITHIN TEN FEET (10') OF ANY UNDERGROUND LINE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM PSCO. NO TREES OR Boulders MAY BE PLANTED OVER DISTRIBUTION OR SERVICE LINES AND MUST BE A MINIMUM OF 5' AWAY.

EACH TOWNHOUSE, DUPLEX, MULTI-FAMILY OR MULTI-USE BUILDING ON THE PROPERTY SHALL HAVE GAS METER(S) ON THE GABLE END OF ONE (1) END UNIT ("GAS METER BANK"). DEVELOPER, FUTURE HOME OWNER, OR METRO DISTRICT HEREBY GRANTS TO XCEL (PSCO) A NON-EXCLUSIVE UTILITY EASEMENT FOR (I) ONE GAS METER BANK ON THE END OF ONE (1) END UNIT PER BUILDING AND (II) ALL OTHER THINGS REASONABLY NECESSARY TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE SUCH GAS METER BANK ON EACH OF THE BUILDINGS (THE "GAS METERING EASEMENT"). ALL LINES AND OTHER FACILITIES NECESSARY TO INSTALL, MAINTAIN AND OPERATE SUCH GAS METER BANK(S) SHALL BE THE PROPERTY OF XCEL (PSCO). THE GAS METER BANK(S) OF THE DEVELOPER, ALL GAS METERS USED FOR SUCH GAS METER BANKS SHALL BE THE PROPERTY OF XCEL (PSCO). ALL OF THE FOREGOING RIGHTS AND BENEFITS OF XCEL (PSCO) WITH RESPECT TO THE GAS METERING EASEMENT SHALL BE BINDING UPON AND SHALL INURE TO THE BENEFIT OF SUCCESSORS AND ASSIGNS.

28. RECREATION EASEMENT GRANTED PURSUANT TO DOCUMENTS RECORDED AT RECEPTION NO. 94005920, 94007789, 2002003053, 2007001192, AND 2019009098 IS A "RELOCATABLE" EASEMENT AS STATED THEREIN. THE PORTION OF SAID EASEMENT DEFINED HEREIN, ACROSS AMENDED TRACT A, WILL BE "RELOCATED" AS DEPICTED ON THE ACCOMPANYING TRAIL EXHIBIT WHEN CONSTRUCTION OF SAID TRAIL IS COMPLETED. ARROWHEAD WINTER PARK INVESTORS, LLC, ITS REPRESENTATIVES OR ASSIGNS ARE RESPONSIBLE FOR THE MAINTENANCE AND CONSTRUCTION OF THE TRAIL EASEMENTS.

29. ALL UTILITY AND DRAINAGE EASEMENTS WITHIN FILING 2C (DEDICATED BY THIS PLAT OR OTHERWISE) ARE ALSO RELOCATABLE RECREATIONAL TRAIL EASEMENTS THAT ARE SUBORDINATE TO EXISTING OR PLANNED UTILITIES AND DRAINAGE.

30. PER THE 1ST AMENDMENT RENDEZVOUS FDP, THE FRONT SETBACK IS MEASURED FROM THE PUBLIC RIGHT-OF-WAY (I.E. FRONT PROPERTY LINE). FRONT LOADED AND SIDE LOADED GARAGES SHALL HAVE A 20 FOOT MINIMUM PARKING AREA THAT IS MEASURED FROM THE FACE OF GARAGE TO THE RIGHT-OF-WAY. FRONT LOADED OR REAR LOADED GARAGES SHALL BE A MAXIMUM OF 5 FEET FROM THE PROPERTY LINE OR 20 FEET FROM THE PROPERTY LINE BASED UPON THE APPROVED SETBACKS FOR THAT PARTICULAR PLANNING AREA. FOR THOSE LOTS WITH UNIQUE TOPOGRAPHIC AND/OR GEOMETRIC CONFIGURATIONS, THE GARAGE MAY BE A MAXIMUM OF 7 FEET FROM THE PROPERTY LINE IF AT LEAST ONE PORTION OF THE GARAGE REMAINS AT 5 FEET FROM THE PROPERTY LINE.

31. ALL LIGHTING SHALL COMPLY WITH THE TOWN OF WINTER PARK UNIFIED DEVELOPMENT CODE LIGHTING REGULATIONS.

32. AMENDED TRACT A (OPEN SPACE) USES MAY INCLUDE TRAILS, UTILITIES, DRAINAGE FACILITIES, RETAINING WALLS, ETC.

33. RETAINING WALLS MAY ENCR OACH INTO LOT SETBACKS TO ACHIEVE SLOPE STABILITY AND TO MINIMIZE ANY EROSION ON THE LOTS.

34. THE PUBLIC INFRASTRUCTURE DESCRIBED IN THE DEVELOPMENT IMPROVEMENTS AGREEMENT WILL BE CONVEYED IN PHASES WHICH WILL BE ILLUSTRATED BY SEPARATE DOCUMENT.

35. RETAINING WALLS REQUIRED FOR HOME CONSTRUCTION THAT ARE LOCATED ON PRIVATE LOTS AND OUTLOTS THAT ARE ESTABLISHED DURING SITE PLAN SUBMITTAL WILL BE MAINTAINED BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF, OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS.

36. TO ENSURE STORM DRAINAGE FACILITIES FUNCTION AS DESIGNED, CONTINUED MAINTENANCE IS REQUIRED. MAINTENANCE OF DRAINAGE FACILITIES MAY INCLUDE CLEARING DEBRIS FROM INLETS, CULVERTS, CHANNELS, DITCHES, OR DETENTION FACILITIES. UNTIL ACCEPTED BY THE TOWN FOR MAINTENANCE, IF EVER, MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING, WITHOUT LIMITATION, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS, SHALL BE THE RESPONSIBILITY OF THE MASTER ASSOCIATION OR THE ASSOCIATION OF OWNERS OF THE LANDS. IF THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF, OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS, SHOULD THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS ASSIGNED OPERATION AND MAINTENANCE RESPONSIBILITY FOR SAID FACILITIES.

37. WILDLIFE WILL BE PROTECTED BY THE FOLLOWING MEASURES:

- A. ALL DOMESTIC DOGS WILL BE UNDER CONTROL OF THE OWNER WHEN OUTSIDE OF THE HOME;
- B. ALL DOGS WILL BE REQUIRED TO BE ON A LEASH;
- C. ALL TRASH RECEPTACLES SHALL BE WILDLIFE-PROOF CONTAINERS; AND
- D. ANY FENCING INSTALLED ON THIS SUBDIVISION SHALL CONFORM TO THE DESIGN CRITERIA OF THE COLORADO DIVISION OF WILDLIFE PUBLICATION TITLED "FENCING WITH WILDLIFE IN MIND."

37. CONSTRUCTED IMPROVEMENTS ON THE PROPERTY DEPICTED IN THIS FINAL PLAT OF FILING 2C WILL CONSIST OF TOWNHOME LOTS 1 THRU 20 TOGETHER WITH APPURTENANT EASEMENTS, UTILITIES AND ROADWAY. TOWNHOME LOTS 1 THRU 20 ARE NOT IN ANY PORTION OF "LAND SLIDE AREA 1" DEPICTED ON THE GEOLOGIC HAZARDS ASSESSMENT UPDATE PREPARED BY CMT TECHNICAL SERVICES, DATED JANUARY 31, 2025.

38. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

39. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TIM SHENK
LAND SURVEYING, INC.

P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

FINAL PLAT
RENDEZVOUS AT WINTER PARK FILING NO. 2C

SECTIONS 27 & 28, TOWNSHIP 1 SOUTH,
RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

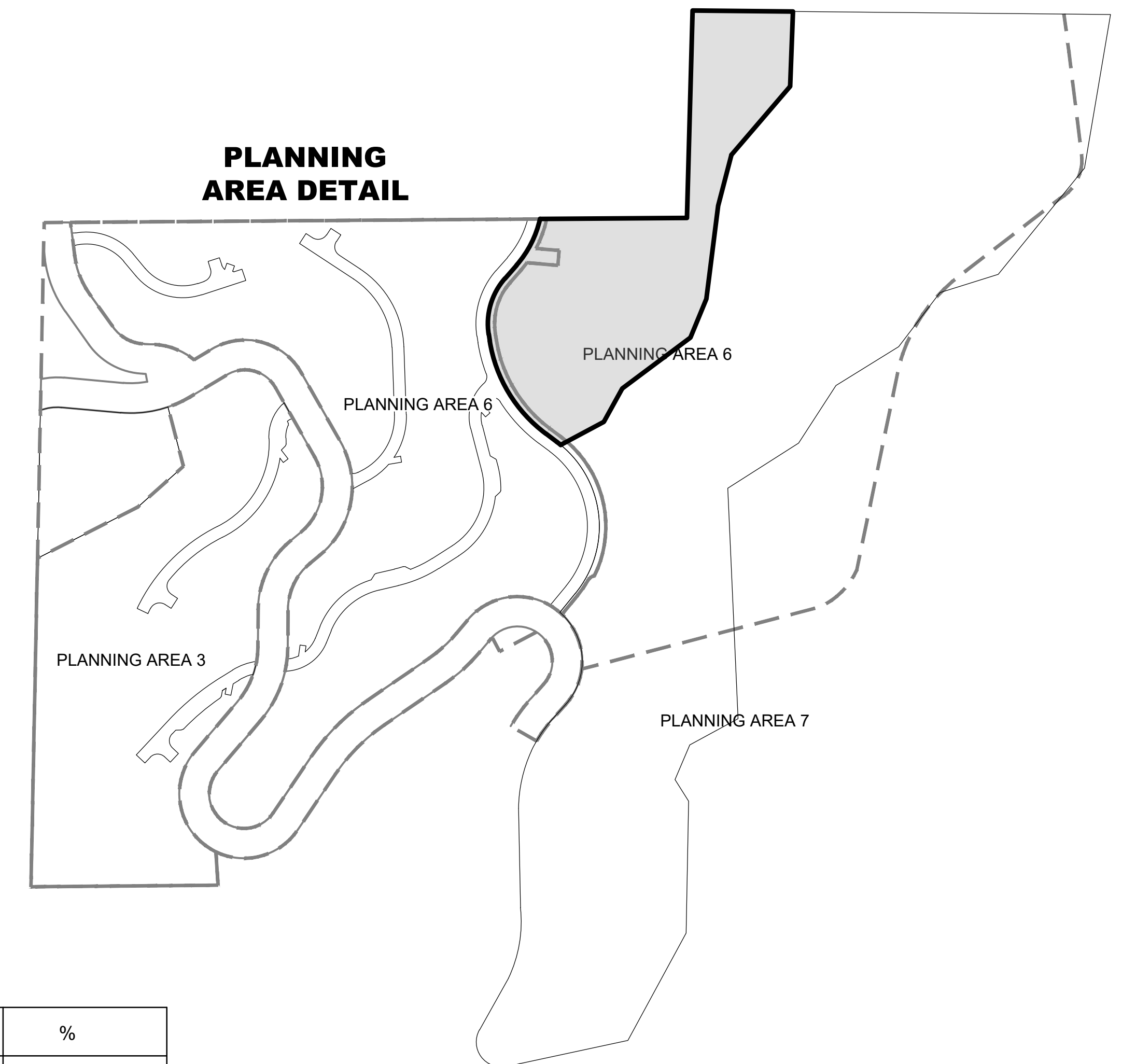
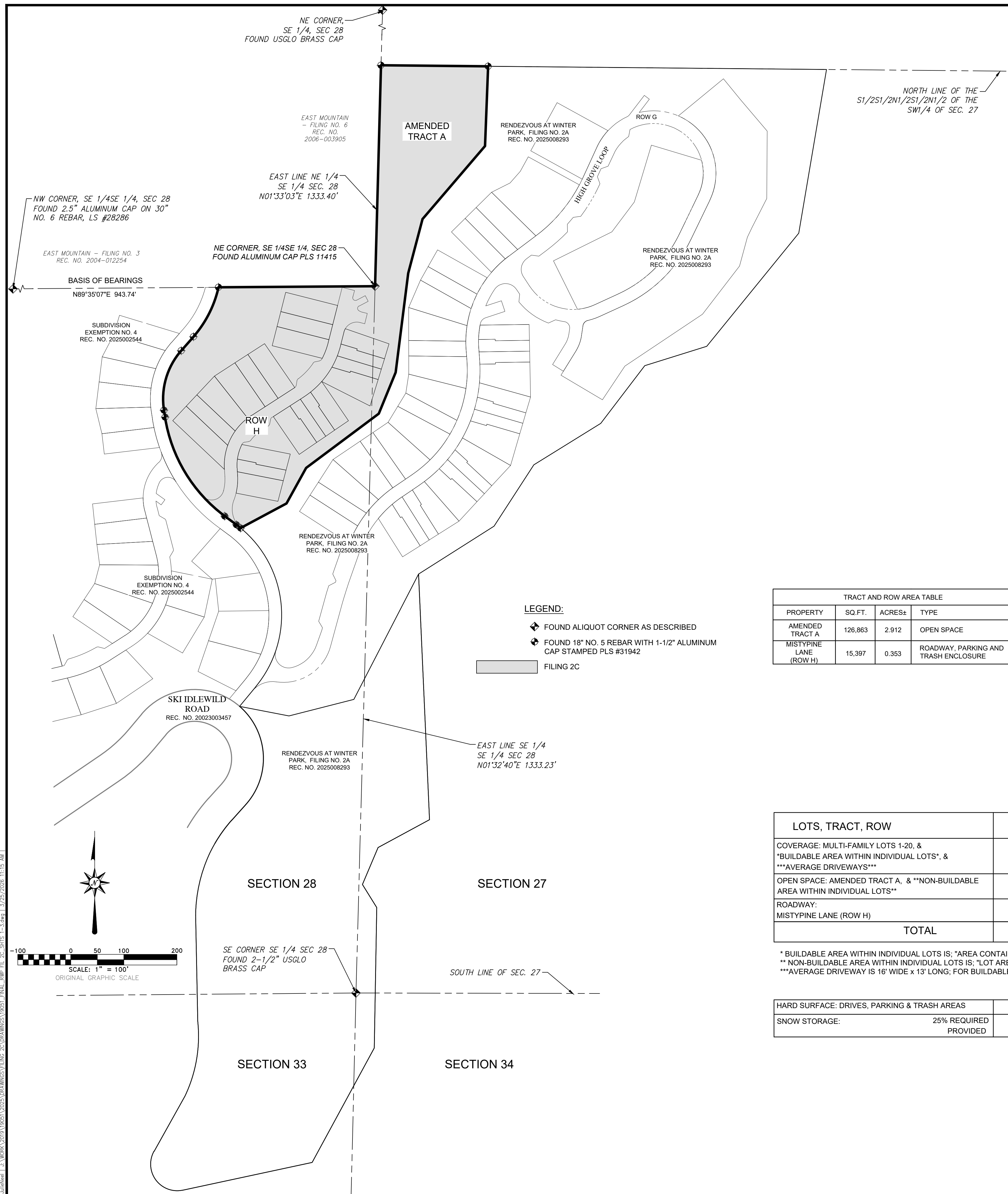
JOB: 19051
DWG: 19051_RWP FIL 2C

SCALE: NONE
CRD: 19051

DATE: 03/25/2026	DRAWN BY: JAM
CHECKED: TRS	SHEET: 2 OF 6

BEING A RE-PLAT OF TRACT A, RENDEZVOUS AT WINTER PARK, FILING NO. 2A,
RECEPTION NO. 2025008293,

SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1
SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148
SHEET 3 OF 6



TRACT AND ROW AREA TABLE			
PROPERTY	SQ.FT.	ACRES±	TYPE
AMENDED TRACT A	126,863	2.912	OPEN SPACE
MISTYPINE LANE (ROW H)	15,397	0.353	ROADWAY, PARKING AND TRASH ENCLOSURE

LOTS, TRACT, ROW	S.F. +/-	ACRES +/-	%
COVERAGE: MULTI-FAMILY LOTS 1-20, & "BUILDABLE AREA WITHIN INDIVIDUAL LOTS", & ***AVERAGE DRIVEWAYS***	46,291	1.063	22.76
OPEN SPACE: AMENDED TRACT A, & "NON-BUILDABLE AREA WITHIN INDIVIDUAL LOTS"	141,714	3.253	69.67 PROVIDED 40.00 REQUIRED
ROADWAY: MISTYPINE LANE (ROW H)	15,397	0.353	7.57
TOTAL	203,402	4.669	100.0%

AVERAGE DRIVEWAY IS 16' WIDE x 13' LONG; FOR BUILDABLE AREA CALCULATIONS ONLY

HARD SURFACE: DRIVES, PARKING & TRASH AREAS	24,347 SF
SNOW STORAGE: 25% REQUIRED	6,087 SF
PROVIDED	6,090 SF

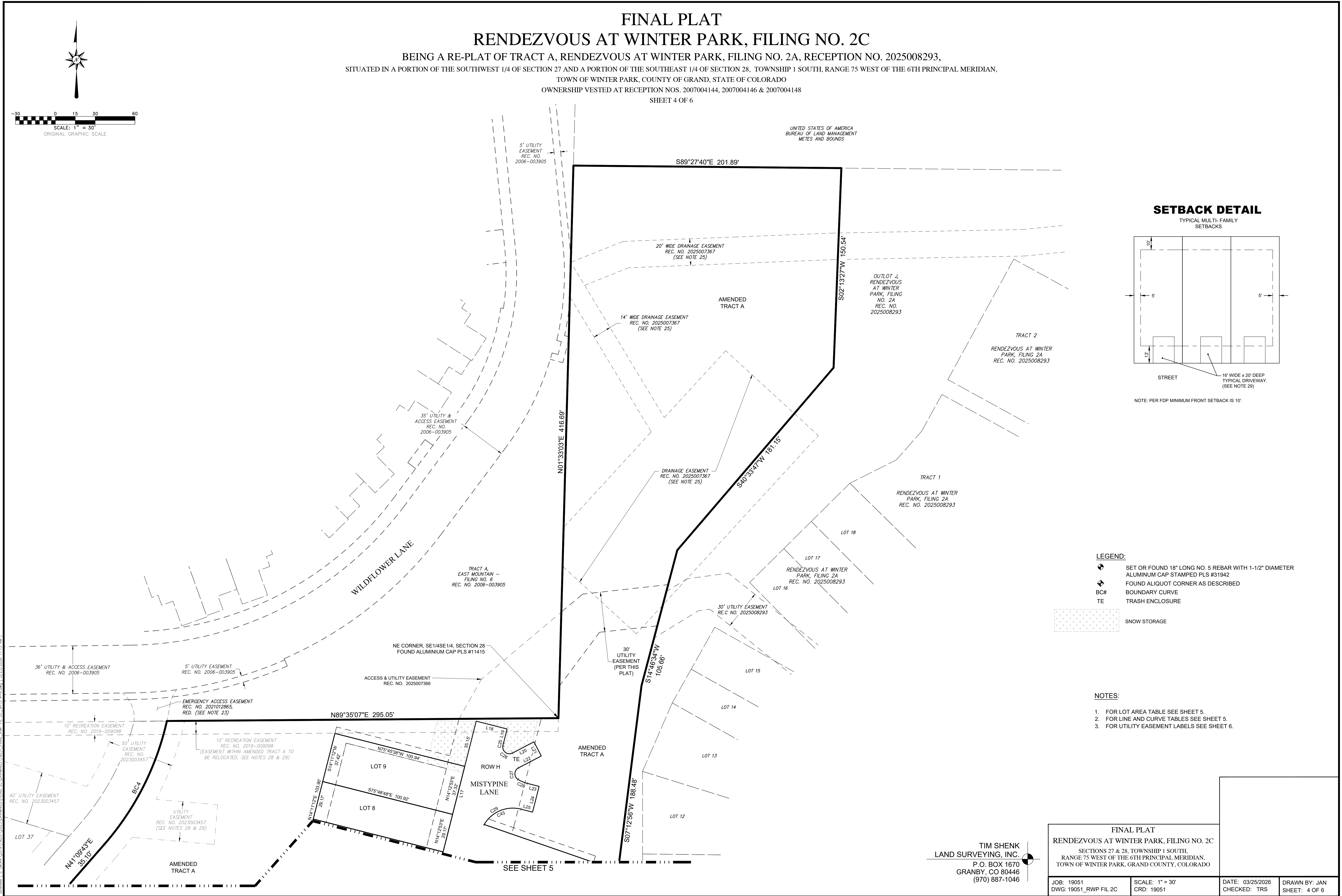
TIM SHENK
LAND SURVEYING, INC.
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GRANBY, CO 80446
(970) 887-1046

FINAL PLAT
RENDEZVOUS AT WINTER PARK, FILING NO. 2C
SECTIONS 27 & 28, TOWNSHIP 1 SOUTH,
RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

JOB: 19051
DWG: 19051_RWP FIL 2C

SCALE: 1" = 100'
CRD: 19051

DATE: 03/25/2026	DRAWN BY: JAN
CHECKED: TRS	SHEET: 3 OF 6

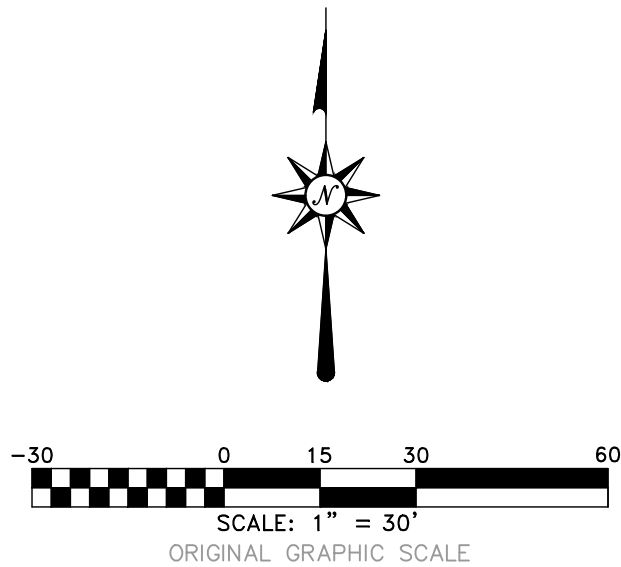


FINAL PLAT
RENDEZVOUS AT WINTER PARK, FILING NO. 2C

BEING A RE-PLAT OF TRACT A, RENDEZVOUS AT WINTER PARK, FILING NO. 2A, RECEPTION NO. 2025008293,
SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148

SHEET 5 OF 6



SEE SHEET 4

LOT LINE TABLE		
#	BEARING	DISTANCE
L1	N03°19'34"W	1.06'
L2	N14°12'53"E	5.93'
L3	S16°47'54"W	2.83'
L4	S14°12'53"W	3.49'
L5	N16°47'54"E	2.83'
L6	S55°40'17"W	2.83'
L7	S57°10'15"W	7.73'
L8	N55°40'17"E	2.83'
L9	S57°10'15"W	23.34'
L10	S11°07'07"W	2.83'
L11	S03°19'34"E	6.76'
L12	S03°19'34"E	7.93'
L13	S03°19'34"E	14.69'
L14	S57°10'15"W	96.75'
L15	S08°56'46"W	7.69'
L16	S78°21'53"W	7.57'
L17	S14°12'53"W	107.57'

LOT LINE TABLE		
#	BEARING	DISTANCE
L18	N75°45'38"W	24.00'
L19	N14°12'53"E	11.01'
L20	S62°23'55"W	18.20'
L21	N27°34'00"W	12.00'
L22	N62°24'03"E	19.40'
L23	N75°45'38"W	9.03'
L24	N14°14'22"E	20.00'
L25	S75°45'38"E	9.00'
L26	N14°12'53"E	26.55'
L27	N57°10'15"E	70.83'
L28	N12°10'15"E	8.34'
L29	N57°10'15"E	15.17'
L30	N80°37'26"E	7.15'
L31	N03°19'34"W	14.69'
L32	S57°10'15"W	2.53'

LOT AREA TABLE		
LOT	SQ. FT.	ACRES±
1	4,438	0.102
2	3,001	0.069
3	4,081	0.094
4	4,281	0.098
5	2,931	0.067
6	3,763	0.086
7	3,727	0.086
8	2,943	0.068
9	3,772	0.087
10	2,624	0.060
11	1,861	0.043
12	1,901	0.044
13	4,043	0.093
14	2,635	0.060
15	1,820	0.042
16	1,830	0.042
17	3,349	0.077
18	2,858	0.066
19	1,972	0.045
20	3,332	0.076

LOT CURVE TABLE					
#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	112.00	23°02'39"	45.05'	N08°11'46"E	44.74'
C2	112.00	15°33'28"	30.41'	N27°29'49"E	30.32'
C3	112.00	17°24'04"	34.01'	N43°58'35"E	33.88'
C4	112.00	4°29'38"	8.78'	N54°55'26"E	8.78'
C5	7.00	2°38'21"	0.32'	N55°51'04"E	0.32'
C6	138.00	13°08'47"	31.66'	N20°47'17"E	31.59'
C7	25.00	16°13'26"	7.08'	S22°19'36"W	7.06'
C8	162.00	7°01'25"	19.86'	S17°43'36"W	19.85'
C9	162.00	8°21'15"	23.62'	S25°24'56"W	23.60'
C10	162.00	11°48'00"	33.36'	N35°29'33"E	33.30'
C11	162.00	10°15'23"	29.00'	S46°31'14"W	28.96'
C12	162.00	5°31'19"	15.61'	S54°24'35"W	15.61'
C13	88.00	18°48'44"	28.89'	S17°09'37"W	28.76'
C14	88.00	11°04'49"	17.02'	S02°12'50"W	16.99'
C15	112.00	16°42'34"	32.66'	S05°01'43"W	32.55'
C16	23.00	123°43'59"	49.67'	S76°03'24"W	40.57'
C17	88.00	17°30'59"	26.90'	S05°25'55"W	26.80'
C18	112.00	60°29'49"	118.26'	S26°55'20"W	112.84'
C19	7.00	48°13'29"	5.89'	S33°03'30"W	5.72'
C20	7.00	43°45'21"	5.35'	S30°49'26"W	5.22'
C21	128.00	18°05'35"	40.42'	S43°39'20"W	40.25'
C22	7.00	43°45'21"	5.35'	S56°29'13"W	5.22'

LOT CURVE TABLE					
#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C23	7.00	50°17'54"	6.15'	S53°12'56"W	5.95'
C24	138.00	13°45'31"	33.14'	S21°05'40"W	33.06'
C25	25.00	5°14'03"	2.28'	N11°35'51"E	2.28'
C26	5.00	126°32'49"	11.04'	N54°17'35"W	8.93'
C27	5.00	120°17'58"	10.50'	N02°17'02"E	8.67'
C28	25.00	17°53'41"	7.81'	N66°48'47"W	7.78'
C29	25.00	90°01'29"	39.28'	N59°13'38"E	35.36'
C30	162.00	42°57'20"	121.45'	N35°41'35"E	118.63'
C31	7.00	45°00'00"	5.50'	N34°40'15"E	5.36'
C32	7.00	45°00'00"	5.50'	N34°40'15"E	5.36'
C33	78.00	19°33'27"	26.62'	N47°23'31"E	26.50'
C34	7.00	43°00'38"	5.25'	N59°07'07"E	5.13'
C35	7.00	53°31'23"	6.54'	N53°51'44"E	6.30'
C36	88.00	30°25'37"	46.73'	N11°53'14"E	46.19'
C37	112.00	23°54'41"	46.74'	N08°37'46"E	46.40'
C38	48.15	68°05'06"	57.22'	N13°30'55"W	53.91'
C40	288.00	11°13'39"	56.44'	S47°41'26"E	56.34'
C41	112.00	7°12'07"	14.08'	N16°59'03"E	14.07'
C42	88.00	0°32'04"	0.82'	S26°50'01"W	0.82'
C43	25.00	73°48'03"	32.20'	S67°20'21"W	30.02'
C44	138.00	0°36'46"	1.48'	N27°40'03"E	1.48'
C45	7.00	45°35'08"	5.57'	N31°44'20"E	5.42'

LEGEND:

- SET OR FOUND 18" LONG NO. 5 REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP STAMPED PLS #31942
- FOUND ALIQUOT CORNER AS DESCRIBED
- BOUNDARY CURVE
- TRASH ENCLOSURE
- SNOW STORAGE

NOTES:

- FOR SETBACK DIMENSIONS SEE DETAIL SHEET 4.
- FOR UTILITY EASEMENT LABELS SEE SHEET 6.

TIM SHENK
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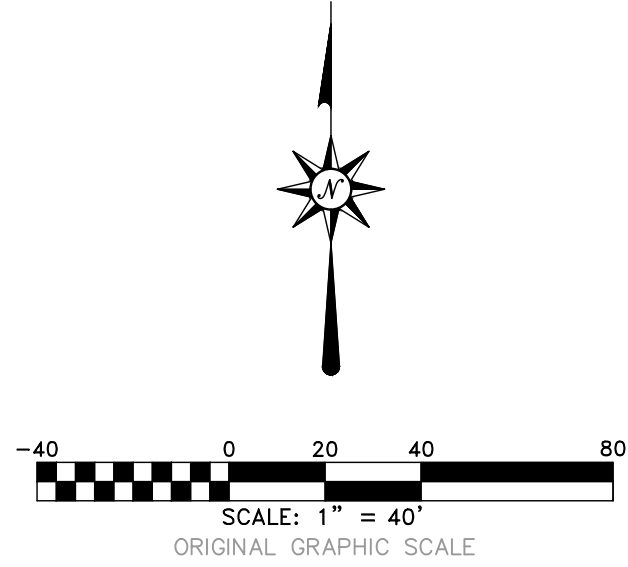
FINAL PLAT	
RENDEZVOUS AT WINTER PARK, FILING NO. 2C	
SECTIONS 27 & 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, GRAND COUNTY, COLORADO	
JOB: 19051 DWG: 19051_RWP FIL 2C	SCALE: 1" = 30' CRD: 19051
DATE: 03/25/2026 CHECKED: TRS	DRAWN BY: JAN SHEET: 5 OF 6

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FINAL PLAT
RENDEZVOUS AT WINTER PARK, FILING NO. 2C

BEING A RE-PLAT OF TRACT A, RENDEZVOUS AT WINTER PARK, FILING NO. 2A, RECEPTION NO. 2025008293,
SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148
SHEET 6 OF 6

EASEMENT LINE TABLE		
#	BEARING	DISTANCE
EL1	N01°33'03"E	24.10'
EL2	S01°33'03"W	55.92'
EL3	S49°55'11"W	20.96'
EL4	S83°38'43"W	64.88'
EL5	S14°46'34"W	32.16'
EL6	S83°38'43"W	43.80'
EL7	N36°42'55"E	50.69'
EL8	N14°46'34"E	46.69'
EL9	N14°46'34"E	26.81'
EL10	S89°35'07"W	12.92'
EL11	N14°12'53"E	85.41'
EL12	N14°12'53"E	26.32'
EL13	N57°10'15"E	68.35'
EL14	N12°10'15"E	5.86'
EL15	N57°10'15"E	15.17'
EL16	N80°37'26"E	4.05'
EL17	N03°19'34"W	14.69'
EL18	S53°18'15"E	27.48'
EL19	S87°26'45"W	38.20'
EL20	S03°19'34"E	16.78'
EL21	S57°10'15"W	94.07'
EL22	S08°56'46"W	5.01'
EL23	S78°21'53"W	4.70'
EL24	S14°12'55"W	106.07'
EL25	S89°35'07"W	62.01'
EL26	N78°52'53"W	13.81'
EL27	N04°51'09"W	45.10'
EL28	N61°51'12"E	9.11'

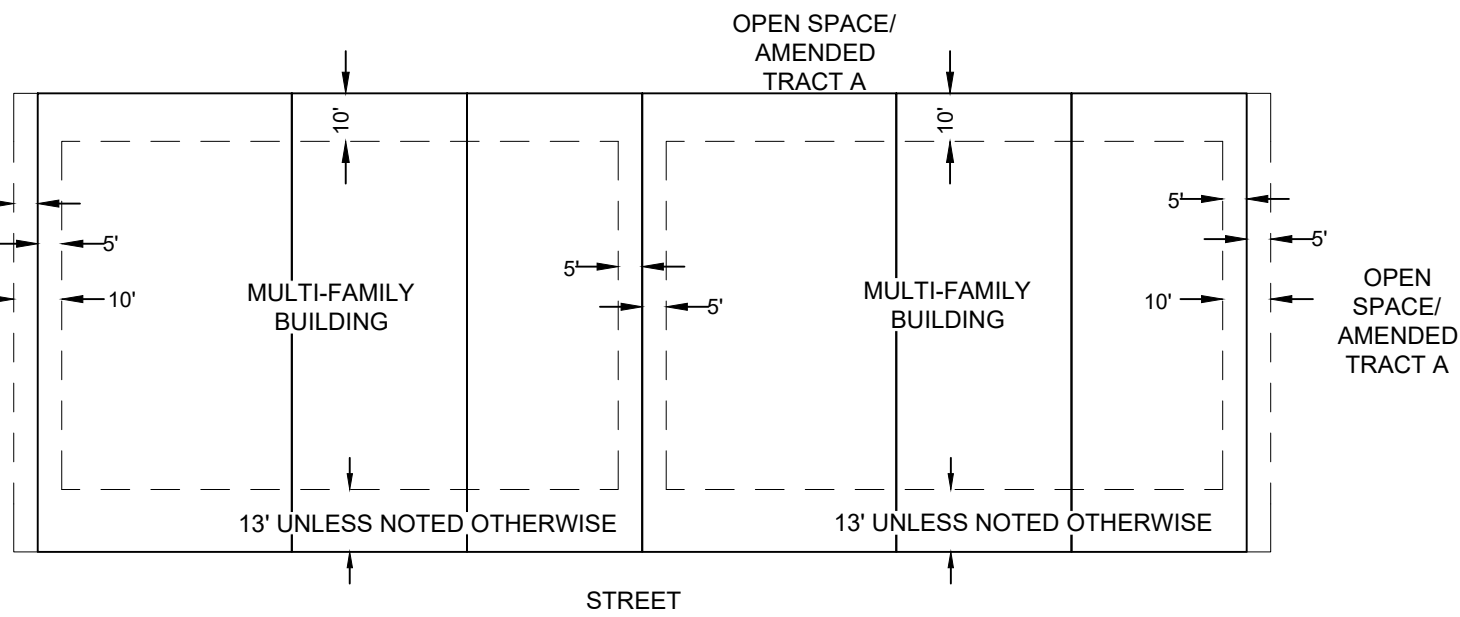


EASEMENT CURVE TABLE					
#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
EC1	10.00	90°00'00"	15.71'	N59°12'53"E	14.14'
EC2	175.00	42°57'20"	131.20'	N35°41'35"E	128.15'
EC3	20.00	45°00'00"	15.71'	N34°40'15"E	15.31'
EC4	65.00	19°33'27"	22.19'	S47°23'31"W	22.08'
EC5	20.00	43°00'38"	15.01'	N59°07'07"E	14.66'
EC6	75.00	28°08'54"	36.85'	S10°44'53"W	36.48'
EC7	125.00	18°46'09"	40.95'	N06°03'31"E	40.77'
EC8	224.65	1°44'56"	6.86'	N50°13'20"W	6.86'
EC9	244.53	2°06'50"	9.02'	N52°14'50"W	9.02'
EC10	275.00	17°26'48"	83.74'	S44°34'51"E	83.42'
EC11	275.00	10°36'59"	50.96'	S41°09'56"E	50.88'
EC12	125.00	60°29'49"	131.98'	S26°55'20"W	125.94'
EC13	20.00	43°45'21"	15.27'	S30°49'26"W	14.91'
EC14	115.00	18°05'35"	36.31'	N43°39'20"E	36.16'
EC15	20.00	43°45'21"	15.27'	S56°29'13"W	14.91'
EC16	125.00	12°28'17"	27.21'	N20°27'03"E	27.15'

LEGEND:

- SET OR FOUND 18" LONG NO. 5 REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP STAMPED PLS #31942
FOUND ALIQUOT CORNER AS DESCRIBED
BC# BOUNDARY CURVE
TE TRASH ENCLOSURE

EASEMENT DETAIL
(ADJOINING MULTI-FAMILY BUILDINGS)



NOTES:

- FOR SETBACK DIMENSIONS SEE DETAIL SHEET 4.
- FOR LINE AND CURVE TABLES SEE SHEET 5.
- FOR UTILITY EASEMENT LABELS SEE SHEET 6.

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FINAL PLAT
RENDEZVOUS AT WINTER PARK, FILING NO. 2C
SECTIONS 27 & 28, TOWNSHIP 1 SOUTH,
RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

JOB: 19051
DWG: 19051_RWP FIL 2C

SCALE: 1" = 40'
CRD: 19051

DATE: 03/25/2026
CHECKED: TRS

DRAWN BY: JAN
SHEET: 6 OF 6