

WILLIAM LUKES + ASSOCIATES
PROJECT MANAGEMENT
ARCHITECTURE

29 January 1998

TO: Owners of Maroon Creek Club Lots 2, 3 and 35 - 40

FROM: William Lukes AIA, Architectural Advisor
Site and Architecture Review Committee


RE: Maroon Creek Club Design Guidelines

Dear Maroon Creek Club Property Owner:

It has come to our attention that driveway alignments shown for certain lots in the *Maroon Creek Club Design Guidelines*, as that document was adopted by the Master Association, will not be achievable. Several alignments would require easements which were not part of the recorded legal description or plat maps for the lots involved. Our review indicates that Lots 2, 3, 35, 36, 37, 38, 39 and 40 are involved.

Although these proposed easements were based on certain site-specific design guidelines for the location and configuration of specific driveways which the planners recommended for slope and other reasons, the necessary easements do not exist in a legal sense. Accordingly, the Site and Architecture Review Committee will not be requiring or allowing driveway alignments which encroach on an adjacent lot as may be shown in the Design Guidelines unless a legal easement is obtained by the lot owner from the owner of the adjacent lot.

Please contact either John Dickow at the Master Association, (970) 920-1533, or William Lukes, our architectural advisor, at (970) 920-6929 if you have any questions regarding this information. If you are in the process of planning the construction of a home on your property, please provide this information to your architect immediately.



William Lukes AIA
Architectural Advisor,
Site and Architecture Review Committee [SARC]

copies: Gary Albert, President, MCC Master Association
Fred Durham, General Manager, Maroon Creek Club
John Dickow, SARC
Chuck Vidal, SARC
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