

CRAWFORD AIRPARK HOMEOWNERS' ASSOCIATION
3771 Stearman Lane, Box 16, Crawford, Colorado 81415
August 15, 1994

Temporary Officers

President: Jim Over; Vice President: Karl Volger
Secretary-Treasurer: Betty Costa

Dear Crawford Airpark P.U.D. lot owners:

As the former officers of CRAWFORD AIRPARK HOMEOWNERS' ASSOCIATION are not owners of Crawford Airpark PUD lots, there was no annual meeting of the association in 1994. The last meeting was held in conjunction with the 99V, Inc. Meeting on July 4, 1993.

According to the Crawford Airpark PUD Covenants and the Water Conservancy District we must have a Homeowners' Association; see the excerpts quoted on the enclosed page. When the non profit corporation 99V, Inc. was formed after the April 11, 1992 Homeowner's Assoc. Annual Meeting it was decided that the new corporation would be responsible for the maintenance of the Crawford Airport and Stearman Lane and would include all easement owners - not just the Crawford Airpark P.U.D. lot owners. This means that the CRAWFORD AIRPARK HOMEOWNER'S ASSOCIATION needs to amend their covenants ,by-laws, etc., and apparently this was never done. The State of Colorado shows the CRAWFORD AIRPARK HOMEOWNERS' ASSOCIATION as being suspended. The papers to reinstate the association have been ordered from the Secretary of State.

Since there are several business matters that need to be handled through this association (again see the enclosed excerpts) the lot owners who are presently living at the airpark have taken it upon themselves to reinstate the homeowners association. Within the next fifteen days we will be sending each lot owner (list attached) a copy of the incorporation papers so that suggested changes can be proposed and new officers can be elected. Please read these papers over carefully and be prepared to make suggestions - written or in person. Also, please indicate your willingness to be an officer or your nomination (check first with the nominee) for officers. The mailing will include proxy forms if you are unable to attend the 1994 meeting in person.

In addition, since Crawford Airpark P.U.D. is likely to be involved with an upcoming salinity control project to pipe irrigation water, the CAH Assoc. will need to be sure that the distribution of the allotted water to the P.U.D. is clearly defined and filed with the proper authorities.

We are planning to have a CRAWFORD AIRPARK HOMEOWNERS ASSOCIATION at Crawford Airpark on SATURDAY, SEPTEMBER 17, 1994 at 1:00 p.m.

Excerpts from Crawford Airpark P.U.D. Covenants describing responsibilities to be performed by the Homeowners Association include:

DECLARATION OF PROTECTIVE COVENANTS RESTRICTING USE OF LAND OF CRAWFORD AIRPARK P.U.D.:

5 Road, Taxi-way and Open Space. Stearman Lane within the boundaries of Crawford Airpark PUD is designed and intended for use as both an access road and taxi-way. Stearman Lane will not be maintained by Delta County. The maintenance of Stearman Lane and the taxi-ways giving access to Crawford Airport are the sole responsibility of all lot owners. Each lot owner may be assessed the sum of up to \$400.00/year for the maintenance of Crawford Airport. Said assessment will be in lieu of any landing fee or other fee for Crawford Airport; provided that additional fees may be assessed for the use of hangars or other services or for any commercial operations. The \$400.00/year assessment will be adjusted according to 1986 U.S. dollars as determined by the U.S. Consumer Price Index and shall be paid to the Crawford Airpark Homeowner's Association, Inc. Crawford Airpark Homeowner's Association shall pay said assessments to the owner of Crawford Airport and shall cooperate with the owner of Crawford Airport in the maintenance of the airport. All roads shall be maintained in accordance with Delta County standards and are not eligible to become Delta County roads unless the roads are paved by the lot owners at their expense according to Delta County standards.

#8. Homeowner's Association. The grantor shall cause to be incorporated the Crawford Airpark Homeowner's Association, Inc., a Colorado non-profit corporation. Each lot owner will have one vote per lot. Said Association shall be responsible for and shall have the duty to maintain all roads, open space, tie down area and taxi-ways in and related to the PUD. In the event that the Association fails to maintain the roads, Delta County shall have the option of doing the necessary maintenance and billing the Association therefor. Each lot owner shall be responsible for paying all maintenance and airport assessments within thirty days of the date of said assessment and any unpaid assessment shall constitute a lien upon the lot for which it is due and may be foreclosed upon by the Association according to law.

Excerpt from the Crawford Water Conservancy District Papers received from John Cunningham in January 1994:

Remarks: Such Smith Fork Project water as is allotted to the landholders within the Crawford Airpark must be ordered by the Crawford Airpark Homeowner's Association representative with the representative responsible for the division of the 26 acre feet total allotted to the Airpark.