



1267539
Kathleen Neel – Summit County Recorder

7 Pages
8/19/2021 9:26 AM
DF: \$0.00

**DECLARATION OF COVENANT
FOR REAL ESTATE TRANSFER ASSESSMENT**

This DECLARATION OF COVENANT FOR REAL ESTATE TRANSFER ASSESSMENT (the "Covenant") is created by Corner Lot Zero, LLC, a limited liability company with an address of PO Box 5953, Dillon, CO 80435 ("Owner"), to be effective on Aug 17, 2021 (the "Effective Date").

WHEREAS, Owner is the owner of certain property in Summit County, Colorado, more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, the Property is location in the Town of Silverthorne, Colorado (the "Town");

WHEREAS, the future owners of the Property will be the beneficiaries of certain amenities, services, and benefits, such as parks, trails, recreation, arts and cultural activities and infrastructure improvements and capital;

WHEREAS, because such public amenities, services, and benefits are of significant value to future owners of the Property, and will be reflected in future real property values, Owner has determined that it is reasonable and appropriate to distribute the costs thereof by means of an assessment payable to the Town and expressed as a percentage of future sales prices of lots and tracts on the Property; and

WHEREAS, Owner and Town previously entered into a Subdivision Improvements Agreement for the Property, which contains in Section 28 thereof, an agreement by the Owner to make each sale or transfer of each townhome, including any portion of or interest in, on the property subject to a Real Estate Transfer Assessment of 1% of the purchase price. Owner shall be obligated to pay such assessment on the first sale of each townhome, including any portion of or interest in, and the assessment shall apply to each and every sale thereafter.

WHEREAS, each person acquiring any interest in any portion, lot or tract in the Property shall be deemed for all purposes to have assented and agreed, as an essential condition of any conveyance to it, to the provisions of this Covenant, to have agreed to comply with this Covenant and to have waived any right to challenge or contest the provisions hereof or to seek any refund or abatement of the assessment payable hereunder.

NOW THEREFORE, Owner hereby covenants and binds the Property as follows:

1. Definitions. For purposes of this Covenant, the following terms shall have the following meanings:

a. "Consideration" means the actual cash paid or value of the property delivered, or contracted to be paid or delivered, in return for the transfer of ownership or title to any portion of or interest in the Property, including the amount of any liens,



OFFICE OF THE CLERK & RECORDER
Kathleen Neel
County Clerk & Recorder

(970)453-3470
fax (970)453-3540
Post Office Box 1538
208 East Lincoln Avenue
Breckenridge, CO 80424

RECEIPT

Transaction #784486

8/19/2021 9:26:31 AM

Reception #	Description	Total	Payment
1267539	1267539 - (7 pgs) - COV-GENERAL COVENANT	\$43.00	
	Charge Credit Card - PayPort Order ID 173453964 Payment		\$43.00

Thank You and Have a Nice Day!

Fishi Hawk Landing RETA

Payment Receipt Confirmation

Your payment was successfully processed.

Transaction Summary

Receipt Confirmation

Description	Amount
Summit County Clerk and Recorder Transaction	\$43.00
Service Fee	\$1.73
TOTAL	\$44.73

Transaction Detail

The following amounts will be remitted back to the agency.

SKU	Description	Unit Price	Quantity	Amount
CLERK FEES	CLERK FEES - RECORDING COVENANT	\$43.00	1	\$43.00
	Service Fee	\$1.73		\$1.73
Total				\$44.73

This online service is provided by a 3rd party working in partnership with the state of Colorado. The price includes a service fee of \$.75 plus 2.25% of the order total for credit card payments or \$1 for electronic check payments.

Customer Information

Customer Name TOWN OF SILVERTHORNE
Local Reference ID a80d25e8-4f12-480c-9c96-73f86cf248ab
Receipt Date 8/19/2021
Receipt Time 09:26:08 AM MDT

Fish Hawk Landing RETA

Payment Information

Payment Type	Credit Card	Credit Card Num...	*****0877
Credit Card Type	VISA	Order ID	173453964

Billing Information

Billing City, State	,	Phone Number	970-262-7363
Country	US		

Fish Hawk Landing RETA