

# EXHIBIT B

## **Raptor Crossing PUD Guide**



## Raptor Crossing PUD Guide

The Raptor Crossing PUD Guide serves as the governing regulations which control the development of Raptor Crossing.

The purpose of this PUD Guide is to establish efficient, clear and consistent standards, regulations, and procedures for the planning, evaluation, approval and implementation of land uses and development within Raptor Crossing. The specific provisions of this PUD Guide shall supersede those defined in the City of Fruita Land Use Code.

Development within Raptor Crossing PUD will be regulated and administered by the City of Fruita through the provisions of this PUD Guide. Building construction within the development is governed by the applicable City of Fruita ordinances, rules, regulations, and building codes.

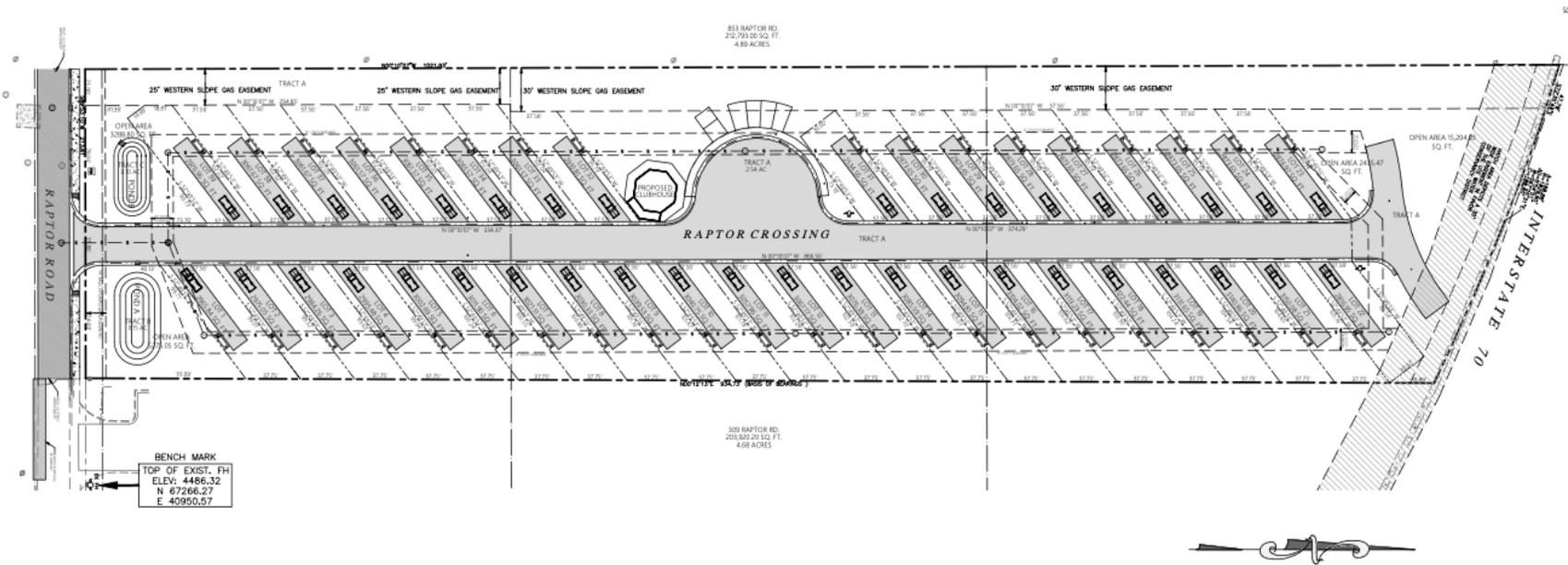
Raptor Crossing PUD is located on the western end of Raptor Rd. in the City of Fruita. The property is approximately 4.9 acres in size and is located between Interstate 70 and Raptor Rd., as displayed below.



*Subject Property*

# Site Plan

Raptor Crossing is a unique development that exists as a high-end luxury motorcoach community consisting of 39 individually owned lots with common space and amenities owned and maintained by an HOA. The site plan, displayed below, shows the layout of the 39 lots and the HOA managed amenities including a community building and open space with walking trails.



Raptor Crossing Site Plan

## Allowed Uses

Allowed uses in Raptor Crossing are strictly limited to residential occupancy of one Class A Motorcoach, as defined by the Recreational Vehicle Industry Association (RVIA), and associated accessory uses as defined in this PUD Guide. No other types of residential or commercial uses are permitted. One Class A Motorhome and one permanent accessory structure, to be approved by the Architectural Control Committee of the HOA, may be located or maintained on each lot. Vehicle storage on each lot is permitted for no more than one (1) vehicle, one (1) golf cart, and one (1) motorcycle. The accessory structure shall comply with all dimensional standards for Raptor Crossing and is intended to provide a small indoor space to complement the outdoor seating and comfort of the motorcoach. The allowed use of the accessory structure shall include, but is not limited to, pergolas, shade structures, casitas, patios, outdoor kitchen counters and equipment, entertainment centers, and fireplaces, but only to the extent that any construction or reconstruction of such permanent structures is in full compliance with the Architectural Control Committee's guidelines set forth by the HOA. The accessory structure must comply with setbacks as defined in this PUD Guide.

## Class A Motorhome Restrictions

One (1) Class A Motorhomes no more than fifteen (15) years old shall be permitted for residential use on each lot. No other types of recreational vehicles are permitted in the development, whether for occupancy or storage. Mobile homes, trailers, and RV's (other than Class A) are strictly prohibited.

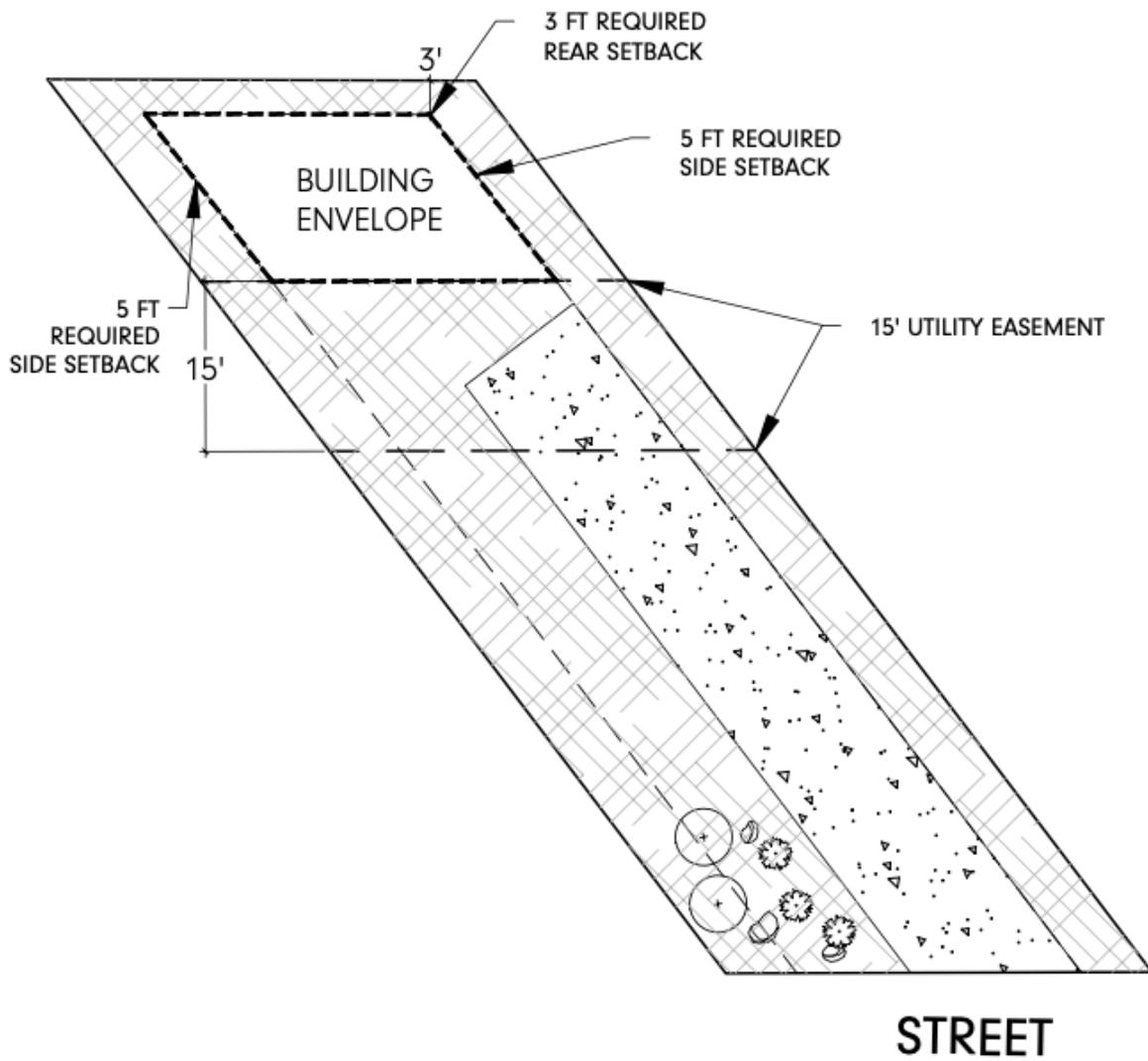
## Dimensional Standards

Lot owners in Raptor Crossing will only be permitted to construct one accessory structure. That accessory structure will be required to comply with the dimensional standards defined below and displayed in the exhibit on the following page.

Dimensional Standards	
Maximum Height	12'
Side Setback	5'
Front Setback	Defined by presence of utility easement
Rear Setback	3'

# RAPTOR CROSSING

## TYPICAL BUILDING ENVELOPE



## **Restrictions on Rentals**

Renting, whether short-term or long-term, of any Motorhome or Lot is strictly prohibited in Raptor Crossing. Lot owners do have the ability to swap their lot with a lot owner in another Class A Motorhome Development. That process is subject to HOA review and approval, as defined in the CCRs for the development.

## **Fences**

Fences are prohibited on individual lots in Raptor Crossing. Fences owned and maintained by the HOA are permitted on the outer property limits of Raptor Crossing and shall be constructed of durable materials, which may include but are not limited to, wire (e.g., chain link), vinyl-coated wire, wrought iron, steel, wood, brick, cinderblock, extruded plastic (e.g., from fence manufacturer), and other materials similar in appearance and durability. Unacceptable materials that are visible to the public include: glass, tires, razor wire, barbed wire and/or concertina wire, junk, and any material that presents a public health or safety hazard. Fences can be placed anywhere within the HOA owned and maintained tracts in the development and on the perimeter of the development. There is a ten (10) foot height limit for an HOA installed and maintained fence on the perimeter of the property.

## **Signs**

The development will be permitted to have a total two (2) signs. These signs can be either free-standing or mounted on the perimeter fence of the subdivision. The combined size of both signs shall not exceed a total of 161 square feet. The height limit for a freestanding sign is eight (8) feet.

## **Variances and Modifications**

No variances or modifications from these regulations will be permitted, unless initiated and approved through the PUD amendment process in accordance with the City of Fruita Land Use Code.

## **Subdivisions**

Any subdivision on the Lots including, but not limited to, replat, major subdivision, minor subdivision, lot line adjustment, or boundary adjustment is strictly prohibited. The legal boundaries of the lots will remain unchanged in perpetuity, unless initiated and approved through the PUD amendment process as defined by the City of Fruita Land Use Code.