

**SAN MIGUEL COUNTY AFFORDABLE HOUSING COVENANT,  
EQUITABLE SERVITUDE, AND REAL COVENANTS  
Rio Vista II**

**THIS AMENDED AND RESTATED DEED RESTRICTION AND COVENANT (“Covenant”)** is entered into as of \_\_\_\_\_, 202\_\_ (“**Effective Date**”), by and among the following persons and parties:

1. The County of San Miguel, State of Colorado acting by and through its Board of County Commissioners, whose address is P.O. Box 1170, 333 W. Colorado Ave., 3rd Floor, Telluride, Colorado 81435 (“**County**”);
2. The San Miguel County Housing Authority, whose address is P.O. Box 1170, 333 W. Colorado Ave., 3rd Floor, Telluride, Colorado 81435 (“**County Housing Authority**” or “**CHA**”);
3. \_\_\_\_\_, (individually or collectively, “**Declarant**”), whose current mailing address is as follows: \_\_\_\_\_.

The County, County Housing Authority, and Declarant are sometimes individually referred to as a “**Party**” and sometimes collectively as the “**Parties.**”

Property Subject to Deed Restriction. The following real property (the “**Housing Unit**”) is hereby made subject to these Covenants:

UNIT X, BUILDING X, RIO VISTAS PHASE II, AT TOP OF THE HILL AT LAWSON HILL SUBORDINATE ASSOCIATION LOCATED ON LOT O, LAWSON HILL PUD PHASE 1, ACCORDING TO THE CONDOMINIUM MAP RECORDED MARCH 14, 2002 IN PLAT BOOK 1 AT PAGE 2984 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED APRIL 9, 1999 UNDER RECEPTION NO. 325544, AND THE SUPPLEMENTAL AND AMENDED DECLARATION RECORDED MARCH 14, 2002 UNDER RECEPTION NO. 347700 AND RERECORDED APRIL 26, 2002 UNDER RECEPTION NO. 348687, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Commonly known as (**insert street address here**)  
This Housing Unit has a maximum AMI of 140%.  
This Housing Unit has \_\_\_\_\_ # bedrooms and \_\_\_\_\_ # bathrooms. The  
Original Purchase Price: \_\_\_\_\_.

**RECITALS**

**WHEREAS**, the Declarant is the Owner of the Housing Unit; and

**WHEREAS**, the Declarant on behalf of itself, its heirs, executors, administrators, representatives, successors, and assigns, desires to comply with the Covenant and Rio Vista II Affordable Housing Regulations and Guidelines by restricting the use of the Housing Unit as hereinafter described; and

**WHEREAS**, under this Covenant the Declarant and Beneficiaries intend, declare, and agree that the regulatory and restrictive covenants set forth herein governing the use of the Housing Unit described and provided for herein shall be and are hereby covenants running with the land and are intended to be and shall be binding upon the Declarant and Beneficiaries; and

**WHEREAS**, this Covenant is intended to provide housing and help keep it affordable for residents who make a living primarily from physically working in the Telluride R-2 School District and their families who chose to be part of the greater Telluride community; and

**WHEREAS**, this Housing Unit may appreciate over time but is not intended to provide a free-market investment value: and

**WHEREAS**, Declarant acknowledges that it has received adequate and valuable consideration in exchange for the imposition of this Covenant upon the Housing Unit.

### **COVENANT**

**NOW, THEREFORE**, in consideration of the foregoing Recitals, which are hereby incorporated in this Covenant as substantive provisions, the mutual covenants, restrictions, and equitable servitudes stated herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby represent and agree as follows:

1. **Covenant Runs with the Land.** This Covenant shall constitute covenants running with title to the Housing Unit, for benefit of, and enforceable by, each of the Beneficiaries, and their successors and assigns, and this Covenant shall bind the Beneficiaries and all subsequent Owners and Occupants of the Housing Unit. Each Owner and Occupant, upon acceptance of a deed or lease to the Housing Unit, shall be personally obligated hereunder for the full and complete performance and observance of all covenants, conditions, and restrictions contained herein during the Declarant's period of ownership or Occupant's tenancy, as may be appropriate. Each and every Transfer or lease of the Housing Unit, for all purposes, shall be deemed to include and incorporate by this reference, the covenants contained in this Covenant, even without reference to this Covenant in any document of conveyance. The Beneficiaries shall hold their interest as tenants in common, except that no Beneficiary may sell, transfer, or assign their interest in the Covenant without the express written permission of the other(s), and no Beneficiary shall agree to relieve any Owner or Qualified Occupant of their obligations under the Covenant without the express written consent of the other(s). If one of the Beneficiaries ceases to exist, that Beneficiary's interest in the Covenant shall be deemed to be assigned to the remaining Beneficiary(s).

1.1 **Term.** The "**Term**" of this Covenant shall commence on the Effective Date and shall continue until \_\_\_\_\_ ("**Expiration Date**"). Said term of one hundred (100) years shall reset upon each and every Transfer.

1.2 **Administration and Enforcement.** This Covenant shall be administered by the San Miguel County Housing Authority ("**CHA**") or its designee. This Covenant shall be enforceable by the CHA, its duly authorized Designee, or by the Beneficiaries by any appropriate legal or equitable action, including but not limited to specific performance, injunction, abatement, or

eviction of noncomplying Housing Unit Owner(s) or Occupant(s), or such other remedies and penalties as may be specified in this Covenant, including but not limited to the Schedule of Violations and Fines found in the Guidelines.

**1.3 Replacement of Prior Agreement.** If applicable, this Covenant shall supersede and replace in its entirety that certain Deed Restriction and Covenant recorded in the official records of the \_\_\_\_\_ County Clerk and Recorder (“**Official Records**”) on [RECORDING DATE] at Reception No. [RECORDING #].

**2. Definitions.** The Parties acknowledge and agree to the definitions in the RIO VISTA II AFFORDABLE HOUSING REGULATIONS AND GUIDELINES (“Guidelines”) and further agree that each definition: (a) forms a portion of the basis of this Covenant; and (b) is incorporated in this Covenant. As used in this Covenant, Guidelines shall mean the most current Guidelines in effect at the time of closing on a sale or transfer of the Housing Unit or at the commencement date of a lease or other occupation agreement, as same may be amended from time to time, or its successor document.

**3. Ownership, Use, Occupancy, Rentals, and Qualification.**

**3.1 Ownership.** The ownership of the Housing Unit is hereby, and shall henceforth be, limited exclusively to Qualified Owner(s) as defined in the Guidelines. In the event that the Housing Unit is owned without compliance with this Covenant, the CHA shall have the remedies set forth herein, including but not limited to the rights under Section 11.

**3.2 Use and Occupancy.** The use and occupancy of Housing Unit is hereby, and shall henceforth be, limited exclusively to Qualified Owners or Qualified Occupant(s), and their Immediate Families.

**3.2.1 Home Occupation.** The Housing Unit may be used in conjunction with a Home Occupation by the Qualified Household or Qualified Occupants residing in the Housing Unit subject to the provisions of the Guidelines and local land use restrictions.

**3.2.2** Guests are exempt from qualification requirements.

**3.3 Initial Qualification.**

**3.3.1 Qualified Owner:** To be eligible to purchase the Housing Unit, at least one member of the Household who is an Owner must be a Qualified Employee and meet Section 3.3.1.a, below, and all Household members must meet Section 3.3.1 b- f., below, and as further defined in the Guidelines:

**3.3.1.a** Meet the Minimum Work Standard physically in the Telluride R-2 School District for the twelve (12) months prior to purchase or provide evidence to the CHA that Applicant will meet the Minimum Work Standard physically in the Telluride R-2 School District for the twelve (12) months following the purchase; and

**3.3.1.b** Must not own any interest in other Improved Residential Property(s) located within a seventy-five (75) mile radius from the Housing Unit.

**3.3.1.c** Must not have a Net Worth that exceeds two (2) times the Initial Sales Price of the Housing Unit; and

**3.3.1.d** Must meet the income restrictions applicable to the Housing Unit based on the Area Median Income (AMI) percentage limit and the Housing Unit

designation in the legal description, and as set forth in the Guidelines to be recorded at time of sale; and

3.3.1.e Shall occupy the Housing Unit as their sole and exclusive primary residence.

3.3.1.f A reasonable accommodation and exception may be requested from CHA for any of these qualifications.

3.3.2 Qualified Occupant: To be eligible to rent the entire Housing Unit or a room in a Housing Unit, the Qualified Occupant:

3.3.2.a Shall meet the above-listed requirements of Section 3.3.1a-f.

3.3.2.b A reasonable accommodation and exception may be requested from the CHA for any of these qualifications.

**3.4 Rental of Property**. Short-term rental of the Housing Unit is prohibited. Long-term rentals may be approved as follows:

3.4.1 Owner may not, except with prior written approval of the CHA, and subject to the CHA's conditions of approval, rent an entire Housing Unit for any period of time. If approved, a rental shall be for no less than one (1) month. All rentals must comply with the current Guidelines.

3.4.2 Roommates: The Qualified Owner may share occupancy of a Housing Unit with nonowners on a rental basis provided Qualified Owner continues to occupy Housing Unit as his/her sole and primary residence and meets the obligations contained in this Covenant. A roommate must be certified as a Qualified Tenant Household. Shortterm rentals of any kind are strictly prohibited.

3.4.3 Copy of Lease: The Housing Unit Owner shall provide to the CHA a fully executed copy of the Lease or other occupancy agreement no later than seven (7) days after it is fully executed.

3.4.4 No Indemnification or Waiver of Immunity: Nothing herein shall be construed to require any of the Beneficiaries to protect or indemnify the Owner against any losses attributable to a rental including, but not limited to, non-payment of rent or damages to a Housing Unit; nor to require any of the Beneficiaries to obtain a Qualified Occupant for the Owner in the event that none is found by the Owner. In addition, nothing herein shall be construed as a waiver by any of the Beneficiaries' governmental immunity, if applicable, provided by the Colorado Governmental Immunity Act or other applicable law.

**3.5 Continued Qualification Compliance**. All Qualified Owners and Qualified Occupants, including multiple owners, must maintain compliance with all applicable requirements and shall maintain Qualified Household status on an on-going basis. Failure of any Owner or Occupant to do so shall constitute a violation. Any Owner or Occupant of a Housing Unit is required to comply with annual or biennial deed restriction monitoring certifying to the CHA that they are in compliance with the requirements of this Covenant.

- 3.5.1 Continuing Compliance Standards to maintain Qualified Household status: 3.5.1.a  
 At least one member of the Household must be a Qualified Employee who meets the Minimum Work Standards physically within the Telluride R-2 School District boundary.
- 3.5.1.b The Qualified Household shall meet the Earned Income Standard.
- 3.5.1.c The Qualified Household shall occupy the Housing Unit as their Primary Residence at all times during the ownership or rental of a Housing Unit and for at least eight (8) of every twelve (12) months on a rolling twelve (12) month basis.
- 3.5.1.d Household Net Worth shall not exceed two (2) times the Initial Sales Price of the Housing Unit:
- 3.5.1.e Household Net Income shall no longer be considered for continuing qualification for Owners.
- 3.5.1.f Tenant Household's Net Income will be considered for Tenant's continuing qualification and Tenant must continue to meet the AMI standard for the Housing Unit.
- 3.5.1.g Household is prohibited from ownership of other Improved Residential Property located within a seventy-five (75) mile radius from the Housing Unit, see Section 5, and as further described in the Guidelines.

4. **Restriction on Debt.** Declarant shall not incur any debt or promissory note secured by a deed of trust or other security instrument that encumbers the Housing Unit in excess of the Original Purchase Price.

5. **Ownership Interest in Other Residential Property.** At the time of application, a Household may own other improved or unimproved residential or commercial property, however, all Improved Residential Property located within a seventy-five (75) mile radius from the Housing Unit

6. must be listed immediately for sale and sold for fair market value within one year of taking title to the Housing Unit. In the event said other Improved Residential Property has not been sold by the Owner within twelve (12) months of its listing as required hereunder, then the Owner shall immediately list the Housing Unit for sale, pursuant to Section 7.1. a.

7. **Income and Household Size Restrictions.** The applicable Income Eligibility Tier, which defines household income and household size restrictions, in compliance with this Covenant and as set forth in the Guidelines, Appendix A, will apply to Declarant, Qualified Occupants and future purchasers. If Declarant's Household size falls below the minimum required, Declarant shall rent a room to a Qualified Tenant pursuant to §3.4, above.

8. **Transfer of Property:** Transfers of the Housing Unit are subject to this section unless excepted under Section 7.2, below.

8.1 **Requirements.** Declarant may sell the Housing Unit to a Qualified Owner, pursuant to the Guidelines, to the terms and provisions of this Covenant, and to the following:

- 8.1.1 **Notice of Intent to Sell:** Declarant or Owner must deliver a written notice of its intent to sell the Housing Unit ("Notice of Intent to Sell") to the Administrator prior to offering the Housing Unit for sale.

- 8.1.2 Qualification of Prospective Buyer: In order to proceed to the closing of the sale of the Housing Unit (“Closing”), CHA must have first certified in writing that the prospective buyer is a Qualified Owner pursuant to the Guidelines and to the terms and provisions of this Covenant.
- 8.1.3 Void Transfer: In the event the Housing Unit is sold and/or transferred without compliance with this Covenant, such sale and/or transfer shall be wholly null and void and shall confer no title whatsoever upon the purported buyer.
- 8.1.4 Date of Notice: For purposes of this Covenant, “date of Owner's Notice of Intent to Sell” shall be the date on which written Notice of Intent to Sell is delivered to the CHA.
- 8.1.5 County Housing Authority Administration Fee.: At the time of purchase, Declarant must pay any Covenant administration fees due according to the Guidelines. Such fees shall be paid by Seller to the CHA out of Seller’s proceeds of the sale of the Housing Unit and may not be added to the price of the Housing Unit.
- 8.1.6 CHA Made Whole: No transfer of a Housing Unit shall occur unless and until each and every encumbrance, debt or liability owed by the Owner to any of the Beneficiaries is fully satisfied, such as fees and violation fines.

**8.2** Transfer Exception. If reviewed and approved in writing by the CHA prior to transfer, the following occurrences are exceptions to the definition of Transfer, provided that the new Owner, other than an estate, shall use the Housing Unit as their principal residence:

- 8.2.1 A transfer resulting from the death of a Qualified Owner where the transfer is to the spouse or domestic partner or co-owner, who is also a Qualified Owner.
- 8.2.2 A transfer resulting from the death of an Owner through a bequest or by intestate succession to a child of Qualified Owner who is certified as a Qualified Owner.
- 8.2.3 A transfer resulting from a decree of dissolution of marriage or legal separation or from a settlement incidental to such a decree by which a transfer is made to a spouse who is also a Qualified Owner.

**8.3** Maximum Sale Price. The Original Purchase Price (“OPP”) of the Housing Unit shall be the basis for calculating the Maximum Sale Price (“MSP”) in accordance with this Covenant and the Guidelines in effect at the time of listing the Housing Unit for re-sale.

- 8.3.1 The Housing Unit shall meet the Minimum Resale Standards, defined in Section 7.3.4, below, to sell at MSP.
- 8.3.2 The MSP of a Housing Unit shall be limited to be no more than the following calculation:

The MSP may not exceed the sum of: (i) the OPP paid by the Owner for the Housing Unit, plus: (ii) an increase of three percent (3%) of such OPP per year compounded annually (prorated at the rate of 0.25 percent for each whole month, but not compounded annually)

from the date of the Owner's purchase of the Housing Unit to the date of the Owner's Notice of Intent to Sell the Housing Unit; plus (iii) an amount equal to any special improvement district assessments, if applicable and not transferable, paid by the Seller during the Seller's ownership of the Housing Unit; (iv) the cost of Permitted Capital Improvements made to the Housing Unit by the Owner as set forth in Section 7.3.3, less the amount required to bring the Housing Unit up to the Minimum Resale Standards, if any.

8.3.3 Permitted Capital Improvements: The amount of Permitted Capital Improvements allowed to be added to the MSP shall not exceed ten per cent (10%) of the original purchase price provided that:

8.3.3.a Improvements are pre-approved by CHA prior to commencement of any work or installation; and

8.3.3.a.1 Proof of homeowners' association, if any, approval is provided to CHA prior to commencement of work.

8.3.3.a.2 Improvements are properly permitted and inspected by the local Building Official, if applicable.

8.3.3.b Improvements are documented by Declarant and submitted to CHA within three months of completion.

8.3.3.c The depreciation of Permitted Capital Improvements calculated from the schedule in the Marshall Swift Residential Handbook or any other approved handbook in effect at the time of calculation of MSP, shall be subtracted from the cost of the improvement; and

8.3.3.d Any other reasonable costs allowed by CHA pursuant to the Guidelines in effect on the date of Owner's Notice of Intent to Sell may be added to the MSP.

8.3.3.e The 10% limitation on Permitted Capital Improvements shall reset every ten (10) years of continued ownership of the Housing Unit.

8.3.4 Minimum Resale Standards: Pursuant to the Guidelines, Section 6.8.2, each Owner shall be responsible for ensuring that at the Transfer of his or her Housing Unit, the same is clean, the appliances are in working order, and that there are no health or safety violations regarding the Housing Unit. Seller's Property Disclosure form and Seller's Listing Checklist shall be completed and submitted prior to listing a unit for sale.

8.3.4.a If a Housing Unit does not meet Minimum Resale Standards, CHA may, at its discretion, require that the cost of necessary repairs be deducted from the closing sale price, or that Seller place into escrow the funds necessary to ensure satisfactory repairs. Any escrow balance remaining after necessary repairs are satisfactorily made shall be returned to Seller.

8.3.5 Assumption of Costs: No Declarant shall permit any prospective purchaser to assume any or all of the Declarant's closing costs. No Declarant shall accept anything of value from a prospective purchaser except for the MSP before, during or after closing of the transfer of the Housing Unit.

8.3.6 Caveat: Nothing in this Covenant represents or guarantees that the Housing Unit will be re-sold at an amount equal to the MSP. Depending upon conditions affecting the real estate market, the Housing Unit may be re-sold for less than the MSP.

9. **No Creation of Additional Unit.** In no event shall Declarant create an additional “Dwelling Unit” as defined in the applicable Land Use Code, in or as part of the Housing Unit unless authorized by the CHA in writing and allowed by the zone district and subject to all local building and planning codes and permissions.

10. **No Alteration of Housing Unit.** The Housing Unit shall not be altered, demolished, partially demolished, released from these covenants, or relocated, unless and except in compliance with the Guidelines and the applicable Land Use Code provisions in effect at the time of the application for alteration, demolition, release, or relocation.

11. **Foreclosure**

11.1 **Default.** It shall be a breach of this Covenant for Declarant to default in the payments or other obligations due or to be performed under a promissory note secured by deed of trust encumbering a Housing Unit. The Declarant hereby agrees to notify the Beneficiaries, in writing, of any notification Declarant receives from a lender, or its assigns, of past due payments or default in payment or other obligations due or to be performed under a promissory note secured by a deed of trust, as described herein, within five (5) calendar days of Declarant's notification from lender, or its assigns, of said default or past due payments.

11.2 **Right to Cure Default.**

11.2.1 Upon receipt of notice as provided herein, each of the Beneficiaries shall have the right, in its sole discretion, to cure the default or any portion thereof (“Curing Party”). In such event, the Declarant shall be personally liable to the Curing Party for past due payments made by the Curing Party, together with interest thereon at the rate specified in the promissory note secured by the deed of trust, plus one (1) percent, and all actual expenses the Curing Party incurred in curing the default.

11.2.2 In the event the Declarant does not repay the Curing Party within sixty (60) days of notice that the Curing Party has cured the Declarant’s default, the Declarant agrees that the Curing Party shall be entitled to a lien against the Housing Unit to secure payment of such amounts. Such a lien may be evidenced by a notice of lien setting the amounts due and rate of interest accruing thereon, and such notice of lien may be recorded in the real property records of Town, until such lien is paid and discharged. The Curing Party shall have the additional right to bring an action to foreclose on the Housing Unit for the payment of the lien set forth in Section 12.6.

11.3 **Right to Require Sale.**

11.3.1 Upon default of Declarant, each of the Beneficiaries shall have the right to require Declarant to sell the Housing Unit to avoid the commencement of any adverse proceedings against the Housing Unit by providing Declarant written notice of CHA’s decision to exercise such right (“Notice of Election to Require Sale”).



11.3.2 Upon receipt of a Notice of Election to Require Sale by any Qualified Holders, as defined in C.R.S. § 38-38-100.3(20), or mortgage brokers licensed by the Colorado Division of Real Estate pursuant to C.R.S. § 12-61-901 et. seq., Declarant shall immediately offer the Housing Unit for sale according to the provisions of Section 7.

**11.4 Non-Qualified Owner in Event of Foreclosure.** In the event of a foreclosure on a promissory note secured by a first deed of trust on the Housing Unit or the acceptance by the holder of such note and deed of trust (“Holder”) is issued a public trustee’s deed for the Housing Unit or records a deed in lieu of foreclosure for the Housing Unit, this Covenant shall remain in full force and effect and Holder shall be considered a non-Qualified Owner.

**12. Obligation to Maintain Homeowner’s Insurance.** Deed-restricted housing with public and private subsidies means that the cost to build homes is greater than the sales price. Owners shall obtain full replacement cost coverage through an insurance provider licensed with and compliant with the Colorado Department of Regulatory Agencies which will repair or replace the home in the event of damage or destruction.

**12.1** Request for Insurance Coverage Certificate. Owner may be required to verify compliance with §11, above at any time and is required to respond within seven (7) days.

**12.2** Failure to maintain adequate Homeowner’s Insurance shall be considered a material breach of this Covenant.

**13. Default/Breach**

**13.1 Right to Inspect.** In the event the CHA has, or the Beneficiaries have reasonable cause to believe a Declarant is violating the provisions of this Covenant, that entity, through its authorized representatives, may inspect the Housing Unit between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, after providing the Declarant with no less than twenty-four (24) hours written notice; Declarant has the right to be present.

**13.2 Notice of Violation.** The CHA shall send a Notice of Violation (“NOV”) to the Declarant detailing the nature of the violation and allowing the Declarant fourteen (14) days to determine the merits of the allegations, or to correct the violation. The NOV shall advise the alleged violator of the fines associated with each alleged violation as required by the Schedule of Violations and Fines, Appendix E of the Guidelines, and any additional opportunity to cure before the fines or consequences escalate. In the event the Declarant disagrees with the allegation of violation of the Covenant or the Guidelines, the Declarant may request, in writing, a hearing before the CHA or its designated hearing officer, who shall have absolute discretion to determine the appropriate action to be taken to either remedy the violation or to require Declarant to sell the Housing Unit. If the Declarant does not request a hearing and the violation is not cured within the fourteen-day period, the Declarant and/or Occupant shall be considered in violation of this Covenant, and fines shall continue to accrue until the violation is cured or the maximum fine has been reached. Failure to request a hearing shall constitute the failure to exhaust administrative remedies for the purpose of judicial review.

**13.3 Hearing Before the CHA.** Whenever this Covenant provides for a hearing before the CHA, such hearing shall be scheduled by the CHA within fourteen (14) days of the date of receipt of a written request for a hearing. At any such hearing, the Declarant or other aggrieved party

may be represented by counsel and may present evidence on the issues to be determined at the hearing. An electronic record of the hearing shall be made, and the decision of the CHA shall be a final decision, subject to judicial review.

- 13.4 **Reservation of Remedies.** There is hereby reserved to the parties hereto any and all remedies provided by law for breach of this Covenant or any of its terms. In the event the Parties resort to litigation with respect to any or all provisions of this Covenant, the prevailing party shall be awarded its damages, expenses, and costs, including reasonable attorney's fees.
- 13.5 **Sale Without Compliance.** In the event the Housing Unit is sold and/or conveyed without compliance with the terms of this Covenant, such sale and/or conveyance shall be wholly null and void and shall confer no title whatsoever upon the purported buyer. Each and every conveyance of the Housing Unit, for all purposes, shall be deemed to include and incorporate by this reference the covenants herein contained, even without reference therein to this Covenant.
- 13.6 **Failure to Cure.** In the event a Declarant fails to cure any breach of this Covenant, each of the Beneficiaries may resort to any and all available legal or equitable actions, including but not limited to specific performance of this Covenant, a mandatory injunction requiring the sale of the Housing Unit by Declarant, and/or an injunction against future sale(s) in violation of this Covenant.
- 13.7 **Violation Fixes Resale Price.** In the event of a breach of any of the terms or conditions contained herein by Declarant, his or her heirs, successors or assigns, the Declarant's MSP of the Property shall, upon the date of such breach as determined by the CHA, automatically cease to increase as set out in Section 7.3 and shall remain fixed until the date of cure of said breach.

#### 14. **General Provisions**

- 14.1 **Enforcement of Covenant.** This Covenant shall constitute covenants running with the land and Housing Unit as a burden thereon, for the benefit of each of the Beneficiaries and/or its respective successors and assigns, as applicable, and who may enforce the covenants and compel compliance therewith. Enforcement by any appropriate legal action may include, but is not limited to specific performance injunction, reversion, damages, or eviction of noncomplying Declarants and/or Occupants.
- 14.2 **Equal Housing Opportunity.** Pursuant to the Fair Housing Act and public policy, the CHA shall not discriminate on the basis of race, creed, color, sex, national origin, familial status, disability, sexual orientation, or gender identity in the lease, sale, use or occupancy of the Housing Unit.
- 14.3 **Waiver of Exemptions.** Every Declarant, by taking title to a Housing Unit, shall be deemed to have subordinated to this Covenant any and all right of homestead and any other exemption in, or with respect to, such Housing Unit under state or federal law presently existing or hereafter enacted.
- 14.4 **Notices.** Any notice, consent, approval, or request which is required to be given by any party hereunder shall be given by personal delivery, by mailing the same, certified mail, return receipt requested, properly addressed and with postage fully prepaid, to the address provided

herein or to the address of the Declarant. The Declarant shall advise the Housing Agency of any change in address, in writing. Mailing requirements may be waived by consent of the Parties and acknowledgment of delivery by email or regular mail.

To Beneficiaries: SMRHA Administrator  
San Miguel Regional Housing Authority  
P.O. Box 840, Telluride, CO 81435  
Telephone: 970-728-3034

County Manager  
San Miguel County  
PO Box 1170, Telluride, Colorado 81435  
Telephone: 970-728-3844  
Fax: 970-728-3718

County Attorney  
San Miguel County Housing Authority  
PO Box 1170, Telluride, Colorado 81435  
Telephone: 970-728-3844  
Fax: 970-728-3718

To Declarant: \_\_\_\_\_  
\_\_\_\_\_

**12.5 Severability.** Whenever possible, each provision of this Covenant and any other related document shall be interpreted in such manner as to be valid under applicable law; but if any provision of this Covenant shall be invalid or prohibited under said applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition, without invalidating the remaining provisions of this Covenant.

**12.6 Choice of Law.** This Covenant and each and every related document is to be governed and construed in accordance with the laws of the State of Colorado.

**12.7 Successors.** Except as otherwise provided herein, the provisions and covenants contained herein shall inure to and be binding upon the heirs, successors, and assigns of the parties.

**12.8 Further Actions.** Declarants and subsequent owners agree that they shall be personally liable for their participation in any of the transactions contemplated herein and that they will execute such further documents and take such further actions as may be reasonably required to carry out the provisions and intent of this Covenant or any agreement or document relating hereto or entered into in connection herewith.

**12.9 Gender and Number.** Whenever the context so requires herein, the neuter gender shall include any or all genders and vice versa and the use of the singular shall include the plural and vice versa.

**12.10 Modifications.** Any modifications of this Covenant shall be effective only when made by a duly executed instrument by the CHA and Declarant, with the written consent of each of the Beneficiaries, and recorded with the Clerk and Recorder of County.

**12.11 Attorney Fees.** In the event any of the Parties resorts to litigation with respect to any of the provisions of this Covenant, the prevailing Party shall be entitled to recover damages and costs, including reasonable attorney fees.

**SAN MIGUEL COUNTY HOUSING AUTHORITY**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
[name], Chair

State of Colorado                    )  
  ) ss.  
County of \_\_\_\_\_                )

The foregoing San Miguel County Housing Authority Affordable Housing Deed Restriction and Covenant been acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by [name], Chair of the Housing Authority

Witness my hand and official seal.  
My commission expires:

\_\_\_\_\_ Notary  
Public

**SAN MIGUEL COUNTY, State of Colorado acting by and through its Board of County Commissioners**

By: \_\_\_\_\_  
[name], Chair, Board of County Commissioners

Date: \_\_\_\_\_

State of Colorado                    )  
  ) ss.  
County of \_\_\_\_\_                )

The foregoing San Miguel County Housing Authority Affordable Housing Deed Restriction and Covenant has been acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_ [name],

Witness my hand and official seal.  
My commission expires:

\_\_\_\_\_  
Notary Public

EXECUTED, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**DECLARANT**

\_\_\_\_\_ Date: \_\_\_\_\_  
[name]

State of Colorado                    )  
  ) ss.  
County of \_\_\_\_\_                )

The foregoing San Miguel County Housing Authority Affordable Housing Deed Restriction and Covenant has been acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_ [name].

Witness my hand and official seal.  
My commission expires:

\_\_\_\_\_ Notary  
Public