

ARTICLE XIVEmployee Housing Restrictions for the Benefit of
Pitkin County

1. Ranch Manager's House. A Ranch Manager's house shall be constructed on the Ranch Facilities Parcel designated on the recorded plat of the Lazy O Ranch. The house shall be three (3) bedroom, two (2) bath of approximately one thousand five hundred square feet (1,500 sq.ft.). The house shall be rental only, restricted to the low income employee rental guidelines annually adopted by the County, and restricted to occupancy by the ranch manager and employees of the Lazy O Ranch.

2. Employee Bunkhouse. An employee bunkhouse shall be constructed on the Ranch Facilities Parcel designated on the recorded plat of Lazy O Ranch. The bunkhouse shall be restricted to employees of the Lazy O Ranch, be rental only and comply with the low income rental guidelines annually adopted by the County. The bunkhouse shall house no more than four (4) employees at a minimum of one hundred fifty square feet (150 sq. ft.) per person (minimum of six hundred square feet (600 sq. ft.) total) and with a maximum of twelve hundred square feet (1,200 sq. ft.) total. The bunkhouse may contain a kitchen and have shared baths.

3. Cash-in-Lieu Payment. LOCC shall pay an employee housing cash-in-lieu fee of \$280,000.00. Payments shall be made in twenty-one (21) installments, each due at the time of issuance

