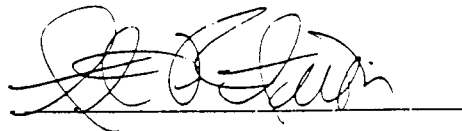


**NOTICE OF SPECIAL MEETING OF  
THE BOARD OF MANAGERS AND  
ARCHITECTURAL CONTROL COMMITTEE**

Please be advised that a special joint meeting of the Board of Managers and Architectural Control Committee of Riverside Place Owners Association will be held on May 27, 1994 at 5:00 p.m. at the offices of Letofsky, Stromer & Dombrowski, 1000 N. Summit Blvd., Frisco, Colorado to review the proposals of Gary and Dawn Sonnett as contained in their letter to the board and to transact any other business which may properly come before the board.

Dated: May 3, 1994



Steven R. Smith, President

MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF MANAGERS AND  
ARCHITECTURAL CONTROL COMMITTEE

RIVERSIDE PLACE OWNERS' ASSOCIATION, INC.

MAY 27, 1994

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On May 27, 1994, a special meeting of the Board of Managers and Architectural Control Committee of the Riverside Place Owners' Association occurred in the offices of Letofsky, Stromer, & Dombrowski, Frisco, (notice attached) to review and act upon a request from Gary and Dawn Sonnett to allow construction of a privacy fence on a rear section of their property (Lot 14). Such an action represents a variance to subdivision covenants, but a variance request can be considered by the Board under Article 4.1 "to avoid undue hardship and without prejudice to other owners."

In attendance at the meeting were the following: Gary and Dawn Sonnett, Steve Smith, Jerry and Nancy Roberts, Phylecia Brandley, Ann McCreery, John "Jack" Walker (by telephone hookup).

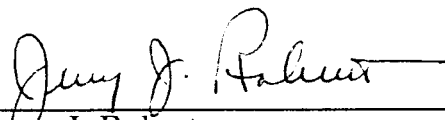
In addition, Association attorney, Steve Letofsky participated in the meeting.

Smith (President), Roberts, and Brandley are duly elected to the Board of Managers and Smith, Walker (Chairman) and Sonnett serve on the Architectural Control Committee. Sonnett abstained from voting on this particular matter since he was the petitioner.

After considerable review of the issues and considerations surrounding the request, approval for the variance was granted. Related documentation is on file with the Secretary/Treasurer of the Association.

Notwithstanding the variance granted in this instance due to the extraordinary circumstances attendant to Lot 14 and its physical location within the subdivision, all present reaffirmed a commitment to enforce covenant restrictions prohibiting fencing excepting in the most extraordinary of circumstances and only after appropriate review and approval of any future consideration by the Board of Managers and the Architectural Control Committee.

The Architectural Control Committee, under Jack Walker's guidance, was asked to more fully clarify and document on-going parameters against which future requests can be considered.



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Jerry J. Roberts  
Secretary/Treasurer  
Riverside Place Owners' Association, Inc.