

C. WILLIAM RASURE & ASSOCIATES

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August 25, 2004

Terrance D. Micheal
CEDAR MESA RANCHES
10186 Road 35
Mancos, Colorado 81328

Re: Modular Home

Dear Terry:

Pursuant to your request, I am writing to confirm our conclusion that the Cedar Mesa Ranches Homeowners' Association's Covenants proscribe the placement of modular homes within the subdivision pursuant to Section 11 of said covenants. The language of said section when read in light of C.R.S. Sections 39-26-103 and 42-1-102 makes clear that such homes are not allow. However, as we also discussed earlier, I understand a few modular homes exist within the subdivision, but those that have been in place for over one year are effectively "grandfathered" due to the one year statute of limitations within which an action would have had to be initiated by the Association, a subdivision landowner or the County of Montezuma.

As always, if you have any questions or wish to discuss this matter further, please do not hesitate to contact me.

Yours very truly,

Rasure & Associates

C. William Rasure, Jr.
CWR: nsm