



Housing Office
City of Aspen/Pitkin County
530 East Main Street, lower level
Aspen, Colorado 81611

(970) 920-5050
Fax: (970) 920-5580
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MEMORANDUM

TO: Potential Lazy Glen Homeowner

RE: DOCUMENTATION REQUIRED TO PURCHASE A LAZY GLEN LOT/UNIT

The requirement to purchase a Lazy Glen lot/unit is to have worked in the Roaring Fork Valley for at least the last full year. Documentation needed for this is a **COPY** of your most recent Federal Income Tax Return, **COPY** of the W2's, 1099's, etc., associated with this Federal Income Tax Return, and a **COPY** of your most recent paycheck stub.

The Housing Office will review this documentation and sign-off on the **Affidavit** attached. Provide the signed **Affidavit** to the Lazy Glen Homeowners Association for their approval. The only other requirement is that if you own other developed property within the Roaring Fork Valley, you will be required to sell that property upon closing of the Lazy Glen property.

To maintain ownership of your unit, you are required to continue working at least 1500 hours in the Roaring Fork Valley until retirement age as stated in the Aspen/Pitkin County Housing Authority Guidelines and use this property as your primary residence.

Should you have any questions, please do not hesitate to contact the Housing Office at 970-920-5050.

LAZY GLEN HOMEOWNERS ASSOCIATION
101 Lazy Glen, Snowmass, CO 81654
Tel. 970/927-3632; Fax 970/927-9389

**AFFIDAVIT OF QUALIFICATION, AGREEMENT AND INTENT TO USE LAZY GLEN
SUBDIVISION LOT UNDER THE PROVISIONS OF ASPEN/PITKIN COUNTY
HOUSING AUTHORITY DEED RESTRICTION, OCCUPANCY AND RESALE
AGREEMENT FOR LAZY GLEN SUBDIVISION, RECORDED 3/15/2002 IN PITKIN
COUNTY**

Purchaser will submit one set each to Lazy Glen Homeowners Assn. (LGHA) and Aspen/Pitkin
County Housing Authority (APCHA)

This document pertains to purchase of Lot _____, Lazy Glen Subdivision:

Purchaser Name _____ Home Phone _____
Address _____ Work Phone _____
Employer _____ How Long _____
Contact/Address _____ Telephone _____

The lots in Lazy Glen Subdivision are subject to resale restrictions imposed as a condition of
subdivision approval in order to retain Lazy Glen as permanent housing for resident employees.
These restrictions may be enforced by the LGHA or by the APCHA.

Purchaser acknowledges that Purchaser has received and read a copy of the following
documents:

1. LGHA Declaration of Protective Covenants, Conditions and Restrictions
2. Deed Restriction, Occupancy and Resale Agreement, Lazy Glen Subdivision

Purchaser has, for one year or more, been and agrees to continue to be, employed or earn
income in the Roaring Fork Valley by working at least 1500 hours per year; unless Purchaser
is retired and over 65 years of age and has been previously employed or earned income within
the Roaring Fork Valley for three consecutive years immediately before retirement; or is a
disabled person having been previously so employed prior to such disability, and intends and
agrees to continue to use the Lot as Purchaser's principal place of residence.

Purchaser requests approval of Purchaser's qualification to acquire the Lot. Purchaser has
attached to the LGHA Membership Application all necessary documents in support of the

Purchaser's qualification to acquire the Lot.

This signed affidavit and attached documentation constitutes Purchaser's application for ownership, statements of qualification, and verification that all information submitted is true and accurate.

Purchaser:

STATE OF COLORADO)
)ss
COUNTY OF _____)

Subscribed and sworn to before me this _____ day of _____, 20 __,
by _____, Purchaser.

WITNESS my hand and official seal.

My commission expires _____.

Notary Public

For Internal Use only

The applicant is approved as a Purchaser qualified to acquire a Lot in Lazy Glen Subdivision.

LAZY GLEN HOMEOWNERS ASSOCIATION

Date _____ By _____ Title _____
Print and sign

ASPEN/PITKIN COUNTY HOUSING AUTHORITY

Date _____ By _____ Title _____

LAZY GLEN HOMEOWNERS ASSOCIATION

101 Lazy Glen, Snowmass, CO 81654

ph: 970/927-3632; fax: 970/927-9389

Please fill this form out completely and present to the Office Manager a minimum of 10 days prior to meeting with the LGHA Board of Directors for Membership approval, and at least 21 days prior to anticipated date of sale.

APPLICATION FOR MEMBERSHIP

(for LGHA and Aspen/Pitkin County Housing Authority)

Lot # _____ Date _____
Name _____ Home Phone _____
Address _____ Work Phone _____
_____ Soc. Sec. # _____
Employer _____ How Long _____
Current Bank _____ Type of Acct. _____
Currently Own _____ or Rent _____ How Long at Current Address _____
Annual Household Income _____ # of people in household _____

I have read and fully understand, and meet all of the membership qualifications contained in the following documents: Declaration of Protective Covenants, Conditions and Restrictions; Articles of Incorporation; By-Laws; Fishing Easement; Subdivision Improvements Agreement; Deed Restriction, Occupancy and Resale Agreement.

I agree that, upon approval of my application by LGHA and the APCHA, I will execute a Memorandum of Acceptance of the Deed Restriction, Occupancy and Resale Agreement.

I hereby authorize Lazy Glen Homeowners Assn. to conduct a credit check on me. If I have used my current name for less than two years, additional credit information will be available under the name _____

Signature _____ Date _____

Attached (includes information for both LGHA and APCHA):

- _____ copy of driver's license
- _____ copy of vehicle registration/s
- _____ copy of most recent Colorado income tax return, current employer name, address and phone number
- _____ completed resale checklist (for buyer and seller)
- _____ copy of voter registration (if applicable)
- _____ list of other property owned in Pitkin, Eagle, Garfield or Gunnison Counties
- _____ affidavit as required by APCHA

continued...

Names of proposed residents:

Relationship to Applicant:

Pets:

Name of dog/cat _____

Description _____

Pitkin County license tag/s # _____

Please attach proof of vaccination.

Number of Parking Spaces Available _____

Make/Model/License # of all vehicles in residence:

Notes:

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SELLER RESALE CHECKLIST

All items must be answered prior to submission to the LGHA Board of Directors.

- _____ Title to home is available and in order.
- _____ Homeowner account with LGHA is current and paid.
- _____ Lot lines have been located and are acceptable to buyer.
- _____ Lot and home appearance have been approved by LGHA Property Manager (required repairs or improvements are detailed on reverse of this form)
- _____ Lot is free of unlicensed vehicles, and parking areas are delineated within lot lines.
- _____ Fencing is approved and requires no repairs.
- _____ Skirting is approved and requires no repairs.
- _____ Home is equipped with one smoke alarm and one fire extinguisher.
- _____ Home is equipped with two exit doors and stairs.
- _____ Buyer has been provided with LGHA document package, Membership information and application.
- _____ Buyer has met with LGHA Property Manager prior to setting up meeting with LGHA Board of Directors.

Note: If the home currently on the lot is going to be replaced, buyer must obtain a home replacement checklist prior to final approval.

Signatures:

Print Name:

Seller _____

Buyer _____

LGHA Prop. Mgr. _____

Date _____

_____ copy of this form into Member File