

**GAME TRAIL ASSOCIATION, INC.  
RULE AND REGULATION NO. 24-01**

**LOT LINE ELIMINATION**

**Pursuant to Paragraph 9 of the Master Declaration of Covenants, Conditions and Restrictions governing the subdivision and combining of portions of lots, the following Rule and Regulation has been adopted by the Board of Directors specifically to define and express the position of the Board on the issue of lot line elimination as follows:**

WHEREAS, Chaffee County offers a lot line elimination process for property owners who wish to combine adjacent lots to reduce their property tax burden. This typically is sought by property owners with a vacant lot adjacent to their improved lot;

WHEREAS, pursuant to state statute and County code, the County requires homeowner association consent as a prerequisite to the approval of any lot line elimination;

WHEREAS, The Board considered the impacts of lot line elimination if all eligible property owners in Game Trail were to take this action and if the Board were to approve such requests, as follows:

- If lot lines are eliminated, there would either be a reduction in Game Trail revenue, since GTA does not have the authority to collect the former vacant lot assessment under state law and GTA's governing documents; or, the annual assessment would need to be re-prorated across the remaining lots in the subdivision.
- Paragraph 9 of the Master Declaration prohibits subdivision of lots, so a property owner who made application for a lot line elimination would not be allowed to reverse the process in the future.

THEREFORE, given these factors, the GTA Board of Directors has determined that it will not consent to any requests for lot line elimination within the Game Trail subdivision.

Approved and Adopted by the Board of Directors on January 10, 2024.