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El Paso County, CO

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FIRST AMENDMENT
TO
DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS

THIS FIRST AMENDMENT TO DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS ("First Amendment"), is made and entered into this 20th day of January, 2016.

RECITALS

WHEREAS, by Declaration of Conditions, Covenants, Restrictions and Easements for Red Rock Reserve ("Original Declaration") dated May 5, 2006, and recorded May 17, 2006 at Reception No. 206072447 in the real property records of El Paso County, Colorado ("Records"), which Original Declaration was recorded against certain real property in Colorado Springs, El Paso County, Colorado, which is legally described on Exhibit A attached to the Original Declaration, the Declarant named therein established certain conditions, covenants, restrictions and easements in the expectation that the property subject thereto would be owned by third party purchasers other than Declarant;

WHEREAS, capitalized terms not specifically defined herein shall have the meaning ascribed in the Original Declaration;

WHEREAS, this First Amendment is made in accordance with Section 809 of the Original Declaration, which authorizes the modification of the Original Declaration by the Board of Directors of the Association; and

WHEREAS, by Special Meeting of the Owners held on December 9, 2015 at First National Bank of Monument, 581 W. HWY 105, Monument, CO 80132 a quorum was present to vote on proposed changes to the Original Declaration;

WHEREAS, the Board of Directors of the Red Rock Reserve Development Co. (the "Association") hereby certifies that at least a majority (51%) of the Owners of the Lots approved the modifications set forth in this First Amendment at said Special Meeting.

NOW THEREFORE, in consideration of the foregoing recitals which are incorporated herein by this reference and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Original Declaration is amended as follows:

AGREEMENT

1. Amendments.

a. Section 105 (a) of the Original Declaration is hereby deleted in its entirety and replaced as follows:

There is no time limit on commencement of home construction from conveyance of the Lot to the Owner. A structure shall not be occupied in the course of original construction until substantially completed and approved for occupancy by the governmental authorities. All work of construction shall be diligently and continuously undertaken from the time of commencement until fully completed.

b. Section 105 (b) shall be deleted in its entirety from the Original Declaration and replaced with the following:

Maintenance of Detention Basin(s). The Association shall be responsible for maintaining the Detention Basin.

c. Section 107 shall be deleted in its entirety from the Original Declaration.

d. The last sentence of Section 202 shall be deleted in its entirety from the Original Declaration.

e. Section 203(A) of the Original Declaration is hereby deleted in its entirety and replaced with the following:

No dwelling Structure shall be constructed unless the Living Area, as defined herein, is more than four thousand (4,000) total square feet. The term "Living Area" as used herein shall mean living space that is heated and insulated and specifically excludes open porches, basements and garages. Each home shall include an attached garage for at least three (3) cars which opens to the side or rear of a Home or is angled, unless a variance is granted by the Approving Authority. The ceilings within each Structure must be at least eight (8) feet high.

f. Section 205 of the Original Declaration is hereby deleted in its entirety and replaced with the following:

All roof areas shall be of tile, slate, copper or other material approved by the Approving Authority including 50 year dimensional asphalt products. T-lock or 3 tab products will not be permitted.

g. Section 214 of the Original Declaration is hereby deleted in its entirety and replaced with the following:

Driveways. All drives, driveways and walks for vehicular or pedestrian ingress or egress shall be constructed of black asphalt, colored concrete pavers, colored concrete or non-stained concrete.

h. Section 302 of the Original Declaration is hereby deleted in its entirety and replaced with the following:

Garage Doors. All garage doors shall be approved by the Approving Authority and must be equipped with automatic remote control openers and shall be kept closed except when being used to permit immediate ingress or egress to or from the garage.

In all other respects the provisions and covenants contained in the Original Declaration are in full force and effect and are affirmed by the undersigned.

[signature on following page]

IN WITNESS WHEREOF, this FIRST AMENDMENT TO DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS is executed as of the date first above written.

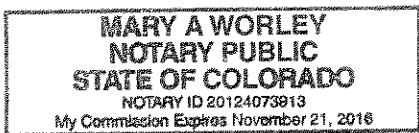
BOARD OF DIRECTORS OF RED ROCK RESERVE ASSOCIATION

By: [Signature]
Name: Quentin Leighty
Title: President

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

This instrument was acknowledged before me on February 18, 2016, by Quentin Leighty, in his capacity as President of the Red Rock Reserve Homeowner's Association.

[seal]



Mary A. Worley
Notary Public

My commission expires: 11-21-2016