

SECOND AMENDMENT TO RESTATED
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
HIGH PINES OWNERS ASSOCIATION, INC.

The Restated Declaration of Covenants, Conditions and Restrictions of High Pine Owners Association as recorded in the books and records of El Paso County, on August 7, 2002 at Reception Number 203130941 EXHIBIT A is hereby amended to read as follows:

FINAL PLAT HIGH PINES, RECORDED IN THE BOOKS AND RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO ON 09/15/2000, AT RECEPTION NUMBER 200111559, PLAT FILE NUMBER 10672; AS MODIFIED BY FINAL PLAT HIGH PINES PATIO HOMES FILING NO. 1 AS REPLATTED, RECORDED IN THE BOOKS AND RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO ON 12/22/2000, AT RECEPTION NUMBER 200154185, PLAT FILE NUMBER 10768 AND INCLUDING HIGH PINES PATIO HOMES FILING NO. 1 LOT 4.

and

HIGH PINES FILING NO. 2. Reception No. 205037097

EXHIBIT B is hereby amended to read as follows.

FINAL PLAT HIGH PINES PATIO HOMES FILING NO. 1, AS REPLATTED, RECORDED IN THE BOOKS AND RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO ON 12/22/2000, AT RECEPTION NUMBER 200154185, PLAT FILE NUMBER 10768; EXCLUDING LOT 4 WHICH IS A SINGLE FAMILY LOT WITHIN THE JURISDICTION OF THE HIGH PINES OWNERS ASSOCIATION AND NOT A PATIO HOME SITE,

and

LOTS 66 AND 67, BLOCK 2, HIGH PINES FILING NO. 2, excluding TRACT B, BLOCK, 2, HIGH PINES FILING NO. 2 which is the private road Piney Hill Point and associated landscape strip.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal as of the 8th day of Feb 2005.

High Pines Corp.

By: [Signature]
Samuel Frank Schoninger, President

STATE OF Colorado)

COUNTY OF El Paso)

ss

The foregoing Second Amendment to Restated Declaration of Covenants, Conditions and Restrictions High Pines Owners Association, Inc. was acknowledged before me this 8th day of Feb 2005 by Samuel Frank Schoninger, President of High Pines Corp, a Colorado corporation.

WITNESS my hand and official seal.

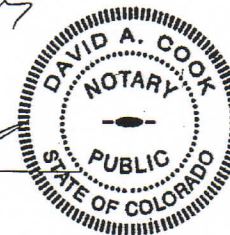
My commission expires: 10/03/05

[Signature]
Notary Public

Second amendment declaration



Office of County Clerk and Recorder
El Paso County, State of Colorado
Certified to be a full, true and correct
Copy of record in my Office.
205037094 Book: 5-25-05 Page: 2
Date: 3-16-05
Wayne W. Williams
County Clerk & Recorder
El Paso County, Colorado
By: [Signature]
Yvette Briggs





**AMENDMENT TO RESTATED
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
HIGH PINES OWNERS ASSOCIATION, INC.**

Introductory Statement

This amendment is necessitated by the recording of a subdivision known as "HIGH PINES FILING NO. 2". The High Pines Patio Home Association, Inc. is a subpart of the High Pines Owner's Association, Inc. and therefore this amendment is applicable to both of the High Pines Owners' associations.

The Restated Declaration of Covenants, Conditions and Restrictions of High Pine Owners Association as recorded in the books and records of El Paso County, on August 7, 2002 at Reception Number 202130491 is hereby amended to incorporate all of the recorded plats: High Pines, High Pines Patio Homes Filing No. 1 and High Pines Filing No.2. The real property in each subdivision is now subject to The Restated Declaration of Covenants, Conditions and Restrictions of High Pines Owners Association as recorded in the books and records of El Paso County on August 7, 2002 at Reception Number 202130491.

Further amendment to the Restated Declaration of Covenants, Conditions and Restrictions of High Pines Owners Association as recorded in the books and records of El Paso County on August 7, 2002 at Reception Number 202130491 are shown in bold and underlined as follows:

Article IV Covenant for Assessments

Section 2. Page 8, Line 10:

State of Colorado at reception nos. #200111558 and 200154181, ...

Section 4. Page 9, Line 1:

The special assessment may be an assessment for paying costs associated with cleaning, maintaining, and repairing (to include replacement as may be necessary) the Detention Basins and for paying any liability of the Declarant, the Association or the lot owners under the Detention Basin Agreements. In addition to the annual assessments...

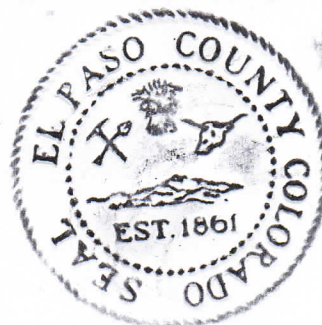
1 of 3

Office of County Clerk and Recorder
El Paso County, State of Colorado
Certified to be a full, true and Correct
Copy of record in my Office.

205037095 Book 5-29-12
Date. Wayne W. Williams

County Clerk & Recorder
El Paso County, Colorado

By Yvette Briggs



Article IX. Easements

Additional Sections

Section 6, Page 25: Detention basins ("Detention Basins") are included in the subdivision. Private Detention Basin Maintenance Agreements and Easements (Agreement) between and among the Declarant, the Homeowners Association and the Board of County Commissioners of El Paso County, Colorado, are recorded at Reception No. 200111558 and 2001154181 in the records of the Clerk and Recorder of El Paso County, Colorado. The provisions of the Agreements are incorporated herein by this reference. The Detention Basin shall be located on the property described as Exhibits A and B attached hereto.

Section 7, Page 25: Declarant has formed the nonprofit corporations, High Pines Patio Home Association, Inc. and High Pines Owners Association, Inc. One of the Associations purposes includes managing, operating, cleaning, maintenance, and repairing the Detention Basins, administering and enforcing the covenants, conditions, restrictions, agreements, reservations and easement contained in the Detention Basin Agreements and levying, collecting and enforcing the assessments, charges, and liens imposed herein and under the Detention Basin Agreements.

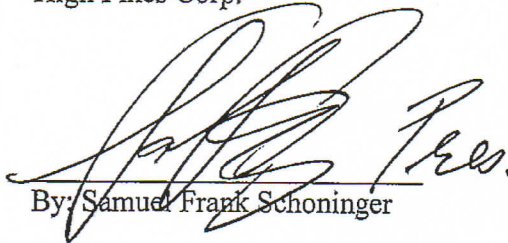
Article XI. General Provisions

Section 6, page 30, Duration, Revocation, and Amendment.

(d) Notwithstanding the above, any provisions regarding the obligations of the Declarant (except as otherwise provided in the Detention Basin Agreements), the Association, and the lot owners with respect to the Detention Basin and the Detention Basin Agreements shall neither terminate nor be amended except by written agreement of the Board of County Commissioners of El Paso County, Colorado.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal as of the 07 day of March 2005.

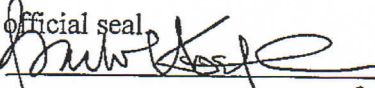
High Pines Corp.

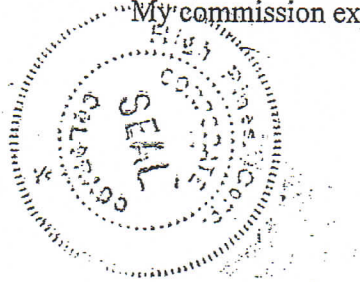

By: Samuel Frank Schoninger

STATE OF Florida)
COUNTY OF Miami-Dade) SS

The foregoing Amendment to Restated Declaration of Covenants, Conditions and Restrictions High Pines Owners Association, Inc. was acknowledged before me this 07 day of March 2005 by Samuel Frank Schoninger, President of High Pines Corp, a Colorado corporation.

WITNESS my hand and official seal.

My commission expires: 



Barbi Hoefling
Commission #DD281618
Expires: Jan 15, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

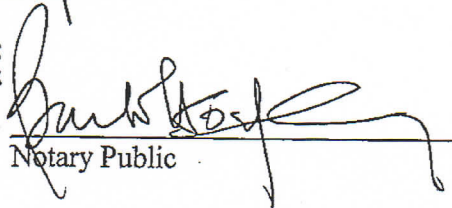
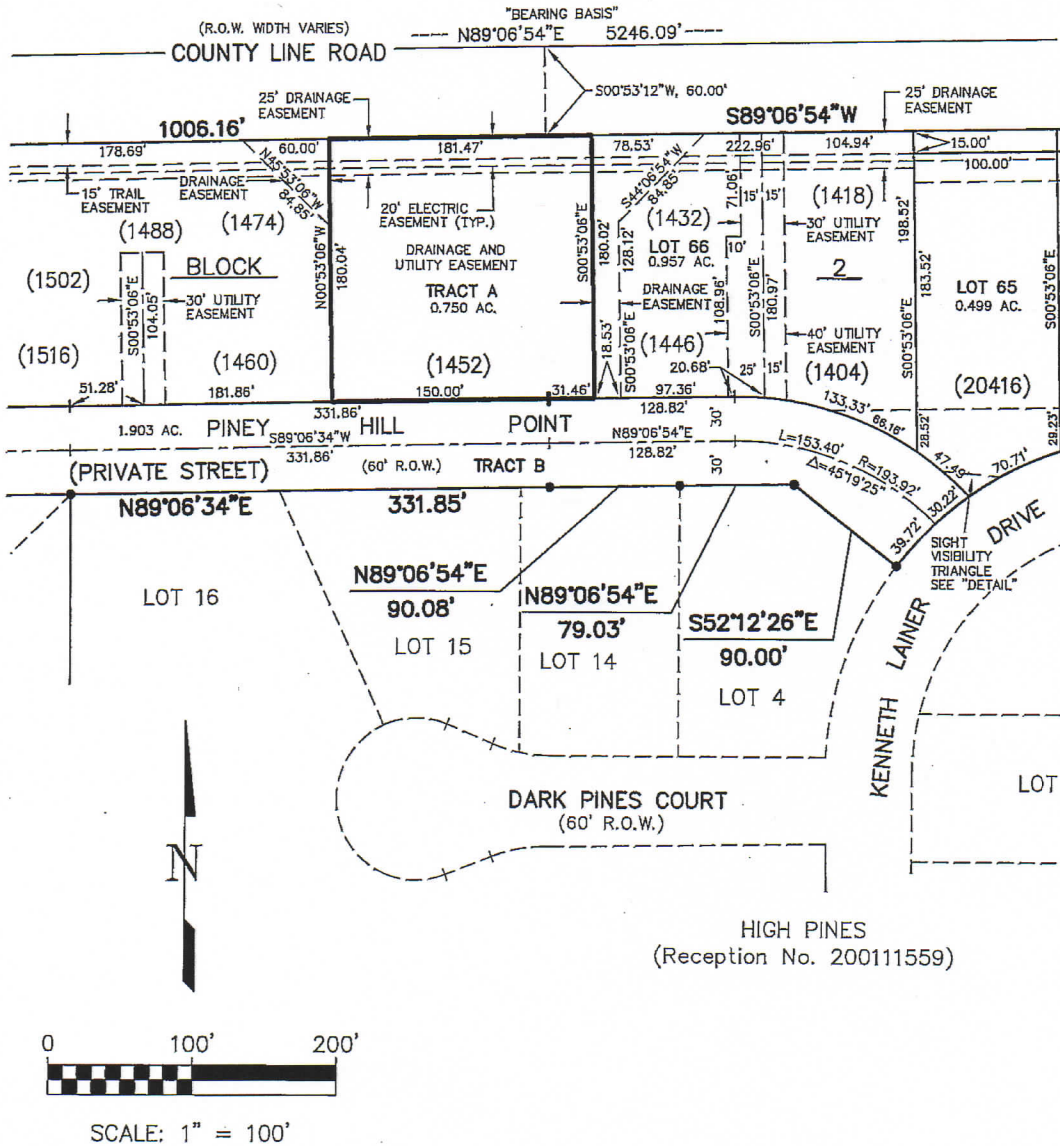

Notary Public

EXHIBIT A

DOUGLAS COUNTY



SHEET 1 OF 1



LDC, Inc.

PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE
3520 AUSTIN BLUFFS PARKWAY
COLORADO SPRINGS, CO. 80918
(719) 528-6133
FAX (719) 528-6848

DWN BY: RDG
CK'D BY:

DATE: 03/10/05
REF. NO.: 97097.2E1

REVISIONS

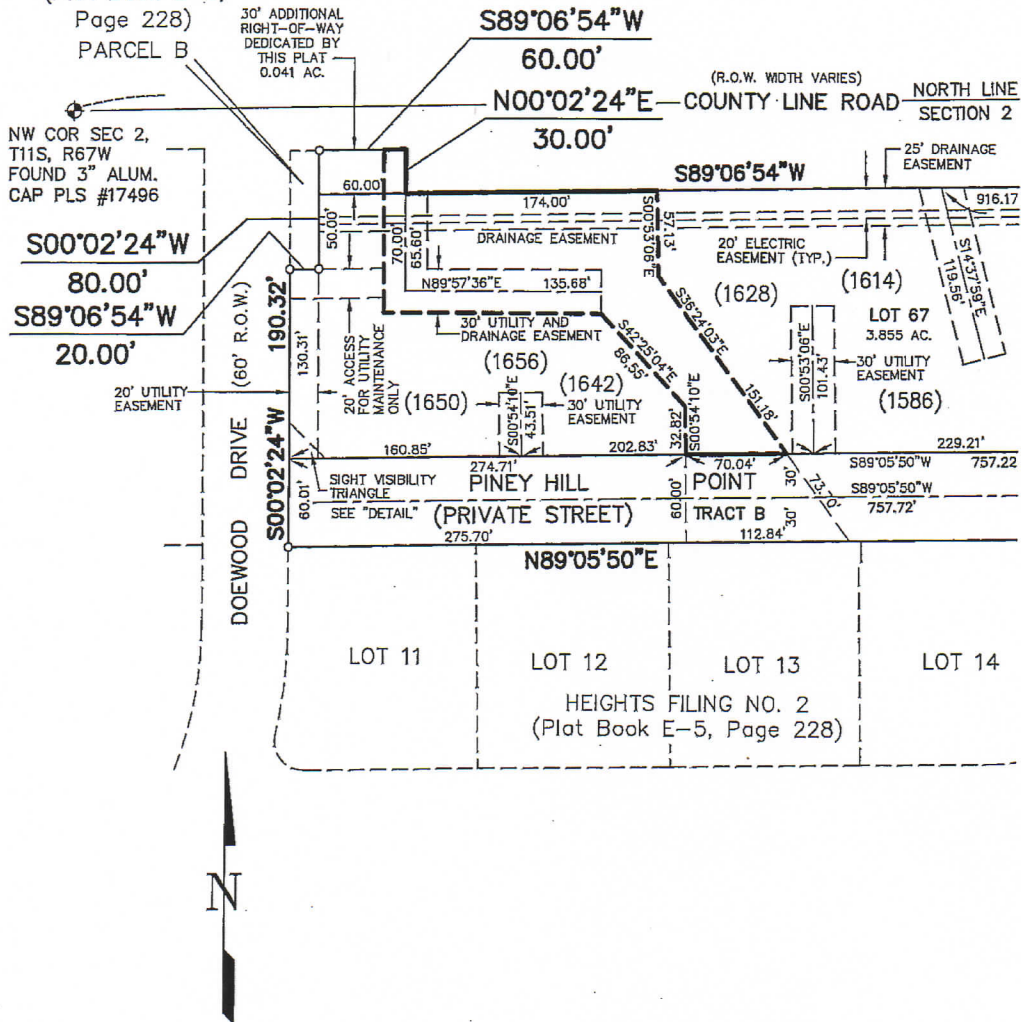
NO.	DESCRIPTION	DATE	BY

PROJECT NUMBER
97097.2

EXHIBIT B

HEIGHTS
FILING NO. 2
(Plat Book E-5,
Page 228)
PARCEL B.

NW COR SEC 2,
T11S, R67W
FOUND 3" ALUM.
CAP PLS #17496



SCALE: 1" = 100'

SHEET 1 OF 1



LDC, Inc.

PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE
3520 AUSTIN BLUFFS PARKWAY
COLORADO SPRINGS, CO. 80918
(719) 528-6133
FAX (719) 528-6848

DWN BY: RDG

DATE: 03/10/05

CK'D BY:

REF. NO.: 97097.2E1

REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJECT NUMBER

97097.2