

FIRST AMENDMENT TO THE DECLARATION OF CONDITIONS, COVENANTS,  
RESTRICTIONS AND EASEMENTS FOR PINE RIDGE TOWNHOMES, A COLORADO  
COMMON INTEREST COMMUNITY

WHEREAS the Declaration of Conditions, Covenants, Restrictions and Easements for Pine Ridge Townhomes, a Colorado Common Interest Community was recorded April 30, 1996 in the Routt County records in Book 659 at Page 1548, bearing Reception Number 462044 (the "Declaration"); and

WHEREAS, pursuant to Article 13, Paragraph 13.03 of the Declaration, this First Amendment to the Declarations (the "Amendment") has been approved by more than 67 percent of the Owners of all of the Units of Pine Ridge Townhomes; and

WHEREAS, pursuant to C.R.S. 38-33.3-217(b), First Lienors, representing more than 67 % of all of the first mortgagees, have consented to this Amendment to the Declaration;

NOW THEREFORE, Article 3, Paragraph 3.07 of the Declaration is hereby amended as follows:

**3.07 Use of Units.** The Units listed on Exhibit "B" and any Units created by relocation of the boundaries thereof shall be used and occupied solely for residential purposes. Owners of Units may only rent or lease Units to others for a term no shorter than one year (12 months). All rental contracts or leases must be in writing and a copy of the rental contract or lease shall be provided to the Association or its Managing Agent within 10 days of the execution of the lease. Every tenant of a leased Unit shall be required to comply with the Declaration, Articles of Incorporation, Bylaws and Rules and Regulations of the Association.

IN WITNESS WHEREOF, the undersigned Owners, being more than 67 % of the recorded Owners, have duly executed this First Amendment to the Declaration of Conditions, Covenants, Restrictions and Easements for Pine Ridge Townhomes, a Colorado Common Interest Community.

Unit (Lot) 1 Debra Shires Family Trust Dated 12/1/2005

Debra Shires  
By: Debra Shires, Trustee

Dated: 03/30/2020

Unit (Lot) 2 Joan S. Esterson Declaration of Trust

By: Joan S. Esterson, Trustee

Dated: \_\_\_\_\_

Unit (Lot) 3 Monica Fenton

By: Monica Fenton

Dated: \_\_\_\_\_

[Signatures continued on next page]

FIRST AMENDMENT TO THE DECLARATION OF CONDITIONS, COVENANTS,  
RESTRICTIONS AND EASEMENTS FOR PINE RIDGE TOWNHOMES, A COLORADO  
COMMON INTEREST COMMUNITY

WHEREAS the Declaration of Conditions, Covenants, Restrictions and Easements for Pine Ridge Townhomes, a Colorado Common Interest Community was recorded April 30, 1996 in the Routt County records in Book 659 at Page 1548, bearing Reception Number 462044 (the "Declaration"); and

WHEREAS, pursuant to Article 13, Paragraph 13.03 of the Declaration, this First Amendment to the Declarations (the "Amendment") has been approved by more than 67 percent of the Owners of all of the Units of Pine Ridge Townhomes; and

WHEREAS, pursuant to C.R.S. 38-33.3-217(b), First Lienors, representing more than 67 % of all of the first mortgagees, have consented to this Amendment to the Declaration;

NOW THEREFORE, Article 3, Paragraph 3.07 of the Declaration is hereby amended as follows:

3.07 **Use of Units.** The Units listed on Exhibit "B" and any Units created by relocation of the boundaries thereof shall be used and occupied solely for residential purposes. Owners of Units may only rent or lease Units to others for a term no shorter than one year (12 months). All rental contracts or leases must be in writing and a copy of the rental contract or lease shall be provided to the Association or its Managing Agent within 10 days of the execution of the lease. Every tenant of a leased Unit shall be required to comply with the Declaration, Articles of Incorporation, Bylaws and Rules and Regulations of the Association.

IN WITNESS WHEREOF, the undersigned Owners, being more than 67 % of the recorded Owners, have duly executed this First Amendment to the Declaration of Conditions, Covenants, Restrictions and Easements for Pine Ridge Townhomes, a Colorado Common Interest Community.

Unit (Lot) 1 Debra Shires Family Trust Dated 12/1/2005

By: Debra Shires, Trustee

Dated: \_\_\_\_\_

Unit (Lot) 2 Joan S. Esterson Declaration of Trust

By: Joan S. Esterson, Trustee

Dated: \_\_\_\_\_

Unit (Lot) 3 Monica Fenton

Monica Fenton  
By: Monica Fenton

Dated: 03-26-2020

[Signatures continued on next page]

FIRST AMENDMENT TO THE DECLARATION OF CONDITIONS, COVENANTS,  
RESTRICTIONS AND EASEMENTS FOR PINE RIDGE TOWNHOMES, A COLORADO  
COMMON INTEREST COMMUNITY

WHEREAS the Declaration of Conditions, Covenants, Restrictions and Easements for Pine Ridge Townhomes, a Colorado Common Interest Community was recorded April 30, 1996 in the Routt County records in Book 659 at Page 1548, bearing Reception Number 462044 (the "Declaration"); and

WHEREAS, pursuant to Article 13, Paragraph 13.03 of the Declaration, this First Amendment to the Declarations (the "Amendment") has been approved by more than 67 percent of the Owners of all of the Units of Pine Ridge Townhomes; and

WHEREAS, pursuant to C.R.S. 38-33.3-217(b), First Lienors, representing more than 67 % of all of the first mortgagees, have consented to this Amendment to the Declaration;

NOW THEREFORE, Article 3, Paragraph 3.07 of the Declaration is hereby amended as follows:

3.07 **Use of Units.** The Units listed on Exhibit "B" and any Units created by relocation of the boundaries thereof shall be used and occupied solely for residential purposes. Owners of Units may only rent or lease Units to others for a term no shorter than one year (12 months). All rental contracts or leases must be in writing and a copy of the rental contract or lease shall be provided to the Association or its Managing Agent within 10 days of the execution of the lease. Every tenant of a leased Unit shall be required to comply with the Declaration, Articles of Incorporation, Bylaws and Rules and Regulations of the Association.

IN WITNESS WHEREOF, the undersigned Owners, being more than 67 % of the recorded Owners, have duly executed this First Amendment to the Declaration of Conditions, Covenants, Restrictions and Easements for Pine Ridge Townhomes, a Colorado Common Interest Community.

Unit (Lot) 1 Debra Shires Family Trust Dated 12/1/2005

By: Debra Shires, Trustee

Dated: \_\_\_\_\_

Unit (Lot) 2 Joan S. Esterson Declaration of Trust

*Joan Esterson, Trustee*  
By: Joan S. Esterson, Trustee

Dated: 3/26/20

Unit (Lot) 3 Monica Fenton

By: Monica Fenton

Dated: \_\_\_\_\_

[Signatures continued on next page]

Unit (Lot) 4 Haluk Pehlivanoglu & Azize Azra Bilgin

By: \_\_\_\_\_

Dated: \_\_\_\_\_

Unit (Lot) 5 Eric B. Schmierer & Elizabeth G. Schmierer

*Eric B. Schmierer*

By: *Elizabeth G. Schmierer*

Dated: March 30, 2020

Unit (Lot) 6 ATK, LLC

By: Trent Keller, Mgr.

Dated: \_\_\_\_\_

Unit (Lot) 7 Ronald P. Miles & Lynn Shattock-Miles

By: \_\_\_\_\_

Dated: \_\_\_\_\_

Unit (Lot) 4 Haluk Pehlivanoglu & Azize Azra Bilgin

By: \_\_\_\_\_

Dated: \_\_\_\_\_

Unit (Lot) 5 Eric B. Schmierer & Elizabeth G. Schmierer

By: \_\_\_\_\_

Dated: \_\_\_\_\_

Unit (Lot) 6 ATK, LLC

By: Trent Keller, Mgr.

Dated: \_\_\_\_\_

Unit (Lot) 7 Ronald P. Miles & Lynn Shattock-Miles

By: \_\_\_\_\_

*Ronald P. Miles  
Lynn Shattock-Miles*

Dated: \_\_\_\_\_

*4/9/20  
4/9/20*

## CONSENT

The undersigned, Wells Fargo Bank, N.A., 8480 Stagecoach Circle, Frederick, MD 21701, having an interest as mortgagee/beneficiary/grantee in the property described as 1921 Walton Creek Rd, #4, Steamboat Springs, Colorado 80487, County of Routt pursuant to a certain Mortgage/Deed of Trust in the name of Haluk Pehlivanoglu and Azize Azra Bilgin Pehlivanoglu, husband and wife, dated October 31, 2019 & recorded November 4, 2019 as Reception No. 804564. The undersigned hereby consents to the First Amendment to the Declaration of Conditions, Covenants, Restrictions and Easements for Pine Ridge Townhomes, a Colorado Common Interest Community.

In witness whereof the undersigned has caused this consent to be executed effective as of 5/21/2020

Wells Fargo Bank, N.A.

BY:   
Vice President 5-21-2020

State of Maryland  
County of Frederick

On this 21st day of May, 2020, before me, the undersigned officer, personally appeared Dustin Green who acknowledged himself/herself/themselves to be the Vice President of Wells Fargo Bank, N.A., a national banking association, and that he/she/they, as such Vice President of Wells Fargo Bank N.A., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself/herself/themselves as Vice President.

In witness thereof I hereunto set my hand and official seal.

(Seal/stamp)



  
Notary name: Celeste Araneta-Bassiri  
Notary Public  
My commission expires: 8/5/2023

Jonah Bank of Wyoming

By: Kim DeVore, President

Dated: 4-8-20