

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

RERECORDED TO INCLUDE NOTARY ACKNOWLEDGEMENTS & CERTIFICATION
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]

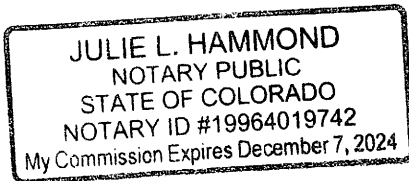
RECEPTION#: 825401
06/03/2021 at 08:03:21 AM, Pg 1 of 13
R: \$73.00, D: \$0.00
Kim Bonner, Routt County, CO

STATE OF COLORADO)
) ss.
COUNTY OF Routt)

Debra Shires appeared personally before me on the 18th day of May, 2021 and acknowledged her signature dated March 30, 2020 on the first Amendment to Declaration of Conditions, Covenants, Restrictions and Easements for Pine Ridge Townhomes, a Colorado Common Interest Community.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 12-7-2024



Julie L. Hammond
Notary Public
Address: 2220 Curve Plaza Street Spg
Co 80487

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

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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: _____

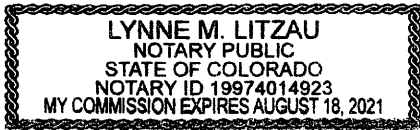
[Signatures continued on next page]

STATE OF COLORADO)
) ss.
COUNTY OF ROUTT)

Joan S. Esterson, as trustee of the Joan S. Esterson Declaration of Trust appeared personally before me on the 1 day of June, 2021 and acknowledged her signature dated March 26, 2020 on the first Amendment to Declaration of Conditions, Covenants, Restrictions and Easements for Pine Ridge Townhomes, a Colorado Common Interest Community.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 8/19/20



Lynne M. Litzau
Notary Public
Address: P.O. Box 774522
Steamboat Springs, CO 80477

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:

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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

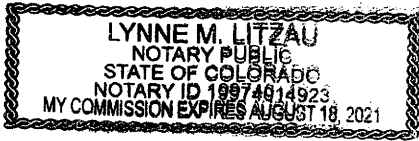
[Signatures continued on next page]

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Monica Fenton appeared personally before me on the 17th day of May, 2021 and acknowledged her signature dated March 26, 2020 on the first Amendment to Declaration of Conditions, Covenants, Restrictions and Easements for Pine Ridge Townhomes, a Colorado Common Interest Community.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 8/18/2021



Lynne M. Litzner
Notary Public
Address: P.O. Box 774522

Steamboat Springs, CO 80477

Unit (Lot) 4 Haluk Pehlivanoglu & Azize Azra Bilgin

By: _____

Dated: _____

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

Eric B. Schmierer

By: *Elizabeth A. 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: _____

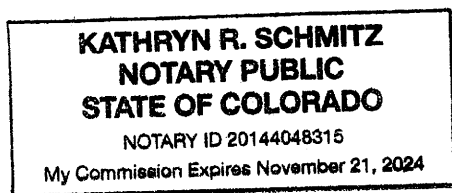
Dated: _____

STATE OF COLORADO)
) ss.
COUNTY OF ROUTT)

Eric B. Schmierer and Elizabeth A. Schmierer both appeared personally before me on the 15th day of May, 2021 and acknowledged each of their signatures dated March 30, 2020 on the first Amendment to Declaration of Conditions, Covenants, Restrictions and Easements for Pine Ridge Townhomes, a Colorado Common Interest Community.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 11-21-2024



[Signature]
Notary Public
Address: 1901 Pine Grove Rd Ste 101
Steamboat Springs, CO 80487

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: _____

Dated: _____

Ronald P Miles
Lynn Shattock-Miles

4/9/20

4/9/20

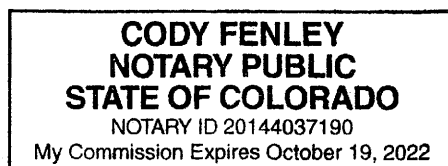
Ronald P Miles *5/18/21*
Lynn Shattock-Miles *5-18-21*

STATE OF COLORADO

COUNTY OF ROUT

THE DOCUMENT WAS SIGNED BEFORE ME
THIS 18TH DAY OF MAY, 2021 BY RONALD MILES &
LYNN SHATTOCK-MILES

Ch Jh

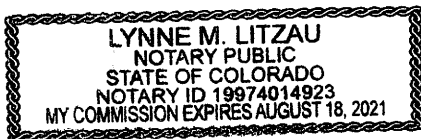


STATE OF COLORADO)
) ss.
COUNTY OF ROUTT)

Ronald P. Miles and Lynn Shattock-Miles both appeared personally before me on the 24th day of May, 2021 and acknowledged each of their signatures dated April 9, 2020 on the first Amendment to Declaration of Conditions, Covenants, Restrictions and Easements for Pine Ridge Townhomes, a Colorado Common Interest Community.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 8/19/2021



Lynne M. Litzau
Notary Public
Address: P.O. Box 774522

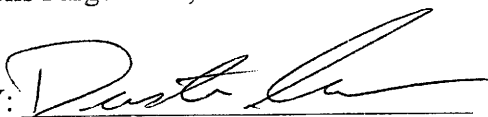
Steamboat Springs, CO 80477

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

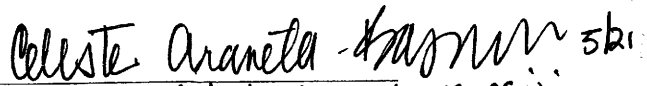
State of Maryland
County of Frederick

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)



 5/21/20
Notary name: Celeste Araneta-Bassiri
Notary Public
My commission expires: 8/5/2023

Jonah Bank of Wyoming

By: Kim DeVore, President

Dated: 7-8-20

I certify that there was circulated to all record owners of title of Pine Ridge Townhomes, the above proposed Amendment and that five out of seven owners constituting 71.4% of the owners of units then subject to this Declaration agreed with the Amendment as evidenced by their signatures thereto. Additionally, the Amendment was approved by more than 67% of all of the first mortgagees pursuant to C.R.S. §38-33.3-217(b) insofar as a certified mailing of the proposed Amendment was sent to all first mortgagees at least sixty (60) days prior to recording and the proposed Amendment was published in the Steamboat Pilot on March 29, 2020 and April 4, 2020 and no objections were received.

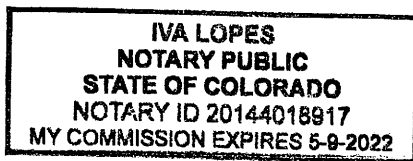

Eric Schmierer
President

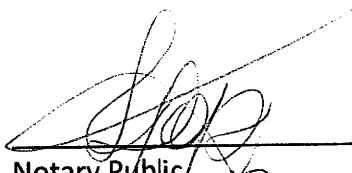
STATE OF COLORADO)
) ss.
COUNTY OF ROUTT)

I hereby certify that the foregoing Amendment was subscribed and sworn to before me by Eric Schmierer, President, Board of Directors, Pine Ridge Townhome Property Owners Association on this 21 day of May, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 5-9-2022




Notary Public
Address: 1901 Pine Grove Rd
Steamboat Springs - CO 80487