

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

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

By:

Dated: _____

Unit (Lot) 6 ATK, LLC

By: Trent Keller, Mgr.

Dated: _____

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

By:

Dated: _____