

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF RINN VALLEY RANCH**

This First Amendment to Declaration of Covenants, Conditions and Restrictions of Rinn Valley Ranch is made by St. Vrain Development LLC, a Colorado limited liability company, hereinafter referred to as "**Declarant.**"

RECITALS

Declarant established a common interest community (the "**Planned Community**") known as Rinn Valley Ranch by recording (i) a Declaration of Covenants, Conditions and Restrictions of Rinn Valley Ranch (the "**Declaration**") in the Clerk and Recorder's office of Weld County, Colorado, on November 13, 2002, at Reception Number 2900031, and (ii) a Plat of Rinn Valley Ranch in the Clerk and Recorder's office of Weld County, Colorado, on **May 29, 2002** at Reception Number **2955826**. This Declaration and Plat established 70 Lots on the real property known as Rinn Valley Ranch Filing No. 1, which real property is described on **Exhibit A** attached hereto and incorporated herein by reference. Section 9.1 of the Declaration reserved to the Declarant the right to enlarge the Planned Community by adding Seventy Eight (78) additional Lots by annexing to the Planned Community the additional real property described in Exhibit B to the Declaration, which additional real property is described as Rinn Valley Ranch, Filing No. 2 on **Exhibit B** attached hereto and incorporated herein by reference. Declarant desires to exercise this right to enlarge the Planned Community by adding Seventy Eight (78) additional Lots by annexing the additional real property described as Rinn Valley Ranch, Filing No. 2 on **Exhibit B**.

Now therefore, Declarant hereby amends the Declaration by annexing the real property described as Rinn Valley Ranch, Filing No. 2 on **Exhibit B**, and declares that all of such real property shall be held or sold, and conveyed subject to the terms and provisions of the Declaration for the purpose of protecting its value and desirability, which terms and provisions of the Declaration shall run with the real property and be binding on and enure to the benefit of all parties having any right, title or interest in the this real property or any part thereof, their heirs, personal representatives, successors and assigns.

1. Annexation. In accordance with provisions of Section 9.1 of the Declaration, the real property identified as Rinn Valley Ranch, Filing No. 2 on **Exhibit B** attached hereto, is hereby annexed to the Planned Community and made a part thereof. Seventy Eight (78) Lots are hereby created on this real property and are added to the Planned Community. These 78 Lots are identified on the supplement to the Plat which is to be recorded in the Clerk and Recorder's office of Weld County, Colorado, concurrently with the recording of this First Amendment to Declaration of Covenants, Conditions and Restrictions of Rinn Valley Ranch. As a result of this annexation, the total number of Lots in the Planned Community is One Hundred Forty Eight (148).

2. **Continuation of Declaration.** Except as modified by the provisions of this First Amendment to Declaration of Covenants, Conditions and Restrictions of Rinn Valley Ranch, the Declaration shall continue in full force and effect in accordance with its terms.

In witness whereof, the Declarant has caused this First Amendment to Declaration of Covenants, Conditions and Restrictions of Rinn Valley Ranch to be executed on the date specified below.

St. Vrain Development LLC, a Colorado limited liability company

By: Wayne Barcewski
Wayne Barcewski, Managing Member

State of Colorado)
County of Weld) ss

The foregoing instrument was acknowledged before me on 7/14, ²⁰⁰³~~2002~~, by Wayne Barcewski as Managing Member of St. Vrain Development LLC, a Colorado limited liability company.

My commission expires: _____

Witness my hand and official seal:
[Seal] **SALLY J. TOWER**
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires Apr. 27, 2007

Sally J. Tower
Notary Public

3084434 07/17/2003 10:55A Weld County, CO
3 of 4 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

EXHIBIT A
**First Amendment to Declaration of Covenants,
Conditions and Restrictions
of
Rinn Valley Ranch**

Legal Description of Rinn Valley Ranch Filing No. 1

A parcel of land in the Southwest one-quarter of Section 15, Township 2 North, Range 68 West of the 6th P.M., Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of said Section 15, thence N00°04'55"W, 1584.52 feet along the West line of the Southwest one-quarter of said Section 15 to the true point of beginning, thence N00°04'55"W, 1073.50 feet along said West line to the West one-quarter corner of said Section 15; thence N89°58'58"E, 27.00 feet along the North line of the Southwest one-quarter of Section 15; thence S00°04'55"E, 607.00 feet; thence N34°14'02"E, 734.35 feet to a point on said North line; thence N89°58'58"E, 2212.01 feet along said North line to the center one-quarter corner of said Section 15; thence S00°08'51"E, 1411.54 feet along the East line of the Southwest one-quarter of said Section 15 to a point from which the South one-quarter of said Section 15 bears S00°08'51"E, 1247.28 feet; thence S89°44'07"W, 1469.33 feet to a point of tangency on a curve to the right having a deflection angle of 44°30'19" and a radius of 405.00 feet; thence along said curve to the right 314.59 feet to a point of tangency on a curve to the left having a deflection angle of 36°59'31" and a radius of 845.00 feet; thence along said curve to the left 545.56 feet to a point of tangency on a curve to the left having a deflection angle of 08°25'15" and a radius of 134.00 feet; thence along said curve to the left 19.69 feet; thence S88°49'41"W, 218.90 feet; thence S89°55'05"W, 179.94 feet to the true point of beginning, containing 79.911 acres more or less.



EXHIBIT B
**First Amendment to Declaration of Covenants,
Conditions and Restrictions
of**

Rinn Valley Ranch

Legal Description of Rinn Valley Ranch Filing No. 2

A parcel of land in the Southwest one-quarter of Section 15, Township 2 North, Range 68 West of the 6th P.M., Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of said Section 15, being the true point of beginning, thence N00°04'55"W, along the West line of said Southwest one-quarter, 1130.00 feet; thence N89°52'15"E, 209.00 feet; thence N00°04'55"W, 209.00 feet; thence S89°52'15"W, 209.00 feet to a point on the said West line: thence N00°04'55"W, along said West line, 245.52 feet; thence N89°55'05"E, 179.94 feet; thence N88°49'41"E, 218.90 feet to a point of tangency on a curve to the right having a deflection angle of 08°25'15" and a radius of 134.00 feet; thence along said curve to the right 19.69 feet to a point of tangency on a curve to the right having a deflection angle of 36°59'31" and a radius of 845.00 feet; thence along said curve to the right 545.56 feet to a point of tangency on a curve to the left having a deflection angle of 44°30'19" and a radius of 405.00 feet; thence along said curve to the left 314.59 feet; thence N89°44'07"E, 1469.33 feet to a point on the East line of aforesaid Southwest one-quarter; thence S00°08'51"E, along said East line, 256.76 feet; thence N80°32'00" W, 134.67 feet; thence S58°11'00"W, 37.60 feet; thence S05°015'00"E, 407.00 feet; thence S16°51'00" W, 110.80 feet; S41°55'00" W, 54.80 feet; thence S62°46'00"W, 157.50 feet; thence S49°33'00"W, 254.90 feet; thence S81°50'00"W, 85.80 feet; thence N00°10'00"W, 9.60 feet; thence N88°07'00"W, 165.00 feet; thence S73°23'00"W, 54.50 feet; thence S02°33'00"W, 190.75 feet to a point on the south line of the aforesaid Southwest one-quarter; thence N90°00'00"W, along said South line, 1812.74 feet to the true point of beginning, containing 73.294 acres, more or less.