

**FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
FOUR PINES SUBDIVISION**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Four Pines Subdivision ("First Amendment") is made and effective the 16<sup>th</sup> day of May, 2018.

**RECITALS**

A. A Declaration of Covenants, Conditions and Restrictions for Four Pines Subdivision (the "Declaration") was previously recorded in the Mesa County, Colorado real estate records on July 26, 2002 in Book 3119, at page 974, Reception No. 2067867.

B. Capitalized terms in this First Amendment have the same meaning as in the Declaration unless specifically otherwise defined in this First Amendment.

C. Pursuant to Section 15.06 of the Declaration, the same may be supplemented, changed or canceled in whole or in part at any time by the vote or agreement of the Owners of 67% of the Lots in the Subdivision.

D. The Owners of not less than 67% of the Lots in the Subdivision have approved the amendments described in this First Amendment.

THEREFORE, the undersigned President of the Association declares that:

**TERMS**

1. All of the above Recitals are true and are incorporated into the Terms of this First Amendment.

2. Article II is supplemented by the addition of a new Section 2.08 as follows:

Section 2.16. Owner Education. So long as required by law, the Association shall provide, or cause to be provided, education to Owners at no cost on at least an annual basis as to the general operations of the Association and the rights and responsibilities of Owners, the Association, and the Board of Directors, under Colorado law. The criteria for compliance with this Section 2.16 shall be determined by the Board.

3. Section 10.07 is replaced and superseded in its entirety by the following:

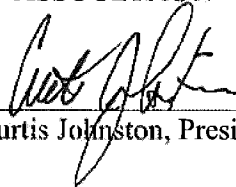
Section 10.07. Signs and Flags. No sign, graphic, or advertising device of any kind shall be displayed on any Lot except: (a) one sign advertising the property for sale or rent; (b) the American flag, displayed in accordance with 4 U.S.C. §§ 4 to 10 and rules and regulations adopted by the Association and not contrary to law; (c) a service flag, subject to rules and

regulations adopted by the Association and not contrary to law; and (d) political signs in support of candidates or ballot issues limited to the period ninety (90) days immediately preceding the election date and seven (7) days after the election date on which the candidates or issues will be voted upon. Any permitted sign may be no more than five (5) square feet (or smaller if required by applicable law). This provision shall not limit or preclude street, road, or residence identification signs or traffic control signs or devices.

4. Section 10.10(a) is replaced and superseded in its entirety by the following:
  - (a) Any house trailer, camping trailer, boat trailer, hauling trailer, running gear, boat or accessories thereto, motor-driven cycle, truck (larger than one ton), self-contained motorized recreational vehicle, or other type of recreational vehicle or equipment, may be parked or stored on or within the Property only if such parking or storage is done within an enclosed garage on a Lot, the vehicle or equipment is screened by a solid fence six (6) feet in height (even if the vehicle or equipment exceeds that height), or if the vehicle or equipment is no fewer than seventy-five (75) feet from any public street in the Subdivision and any Common Area shown on the recorded plat of the Property.
  
5. Section 10.10 is supplemented with an additional paragraph (e) as follows:
  - (e) Despite anything to the contrary stated in this Section 10.10, an occupant of a Lot who is a bona fide member of a volunteer fire department or who is employed by a primary provider of emergency firefighting, law enforcement, ambulance or emergency medical services is exempt from the requirements of this Section 10.10 if the vehicle is required to be available at designated periods as a condition of the occupant's employment, and the parking of the vehicle can be accomplished without obstructing emergency access or interfering with the reasonable needs of other Owners or occupants of Lots to use any streets, alleys or driveways.

IN ALL OTHER RESPECTS the Declaration shall remain as written.

FOUR PINES SUBDIVISION HOMEOWNERS  
ASSOCIATION



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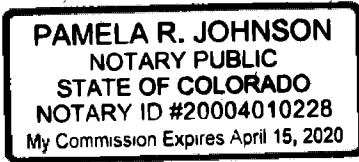
Curtis Johnston, President

ACKNOWLEDGMENT

STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

Subscribed and sworn to before me the 23<sup>rd</sup> day of May, 2018, by Curtis Johnston, President of Four Pines Subdivision Homeowners Association.

WITNESS my hand and official seal.  
My commission expires: 4/15/2020



Pamela R. Johnson  
Notary Public

CERTIFICATION

In accordance with C.R.S. § 38-33.3-217(5) I, Curtis Johnston, President of Four Pines Subdivision Homeowners Association, certify that the Owners of not less than 67% of the Lots in Four Pines Subdivision have approved the amendments described in this document.

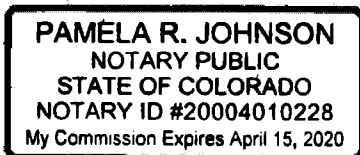
FOUR PINES SUBDIVISION HOMEOWNERS  
ASSOCIATION

Curtis Johnston  
Curtis Johnston, President

STATE OF COLORADO )  
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