

1:30 P MAR 24 1986

240811 Johnny Lou Pettey

FIRST AMENDMENT

TO THE

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

OF

THE SUN RIVER TOWNHOMES SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned constituting the Owners of Lots platted within the exterior boundaries of the SUN RIVER TOWNHOMES, a subdivision of a part of the County of Grand, State of Colorado, to which at least eighty percent of the votes in The Sun River Townhomes Homeowners Association are allocated for the use and benefit of themselves and all persons claiming or to claim any part of the above-described real property, by, through or under them, hereby declare and agree that the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SUN RIVER TOWNHOMES recorded in Book 367 on Page 899 as Reception No. 226592 in the office of the County Clerk and Recorder of Grand County, Colorado, shall be and that said document is hereby amended in the following particulars, to wit:

1. Paragraph 14.4 is added to read as follows:

14.4 Reservation of Right to Time Share Dwelling Units. For a period of three years after the date of recording of this First Amendment in the records of the Clerk and Recorder of Grand County, Colorado, Declarant reserves the right to create, from time to time, Time Share Estates in one or more Dwelling Units owned by Declarant. Except as provided in this Paragraph 14.4, no Owner other than the Declarant may create Time Share Estates in such Owner's Dwelling Unit, nor may such Owner subject his or her Dwelling Unit to any form of interval or time-span estates, or use in any form or pursuant to any statutory or other scheme, without obtaining the same approval of the other Owners and First Mortgagees as is necessary to amend this Declaration in accordance with Paragraph 14.2 hereof.

In all other respects said DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SUN RIVER TOWNHOMES SUBDIVISION as amended shall remain in full force and effect.

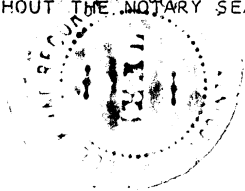
IN WITNESS WHEREOF, the undersigned have caused this Amendment to be executed this 18th day of February, 1986.

ATTEST:

John M. Sheuster Secretary

THE SUN RIVER TOWNHOMES HOMEOWNERS ASSOCIATION President

THIS DOCUMENT WAS RECEIVED WITHOUT A NOTARY SEAL ON IT AND WAS RECORDED WITHOUT THE NOTARY SEAL BEING ON IT.



Johnny Lou Pettey

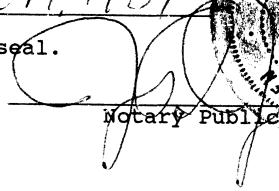
JOHNNY LOU PETTEY COUNTY CLERK & RECORDER GRAND COUNTY

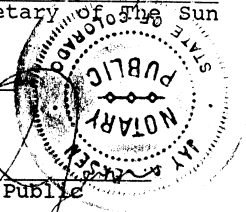
STATE OF COLORADO)
) ss.
COUNTY OF GRAND)

18th The foregoing instrument was acknowledged before me this
day of February, 19 86, by C.B. Jensen
as President and Jean M. Shuster as Secretary of The Sun
River Townhomes Homeowners Association.

My commission expires: June 17, 1989

WITNESS my hand and official seal.


Notary Public



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INDIVIDUAL

INSTRUMENT OF EXECUTION

J. Ann Shuster for Mary & Henry Opalek Owner(s)

of a Lot located within the SUN RIVER TOWNHOMES SUBDIVISION hereby approves, adopts and ratifies the foregoing and attached FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SUN RIVER TOWNHOMES SUBDIVISION.

IN WITNESS WHEREOF, the undersigned has executed this Amendment this 14th day of February, 1986.

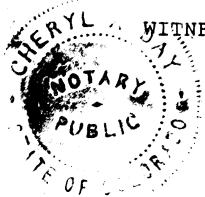
J. Ann Shuster Lot No. 2
Lot No. _____

STATE OF COLORADO)
) ss.
COUNTY OF GRAND)

The foregoing instrument was acknowledged before me this day of February, 1986, by J. Ann Shuster and agent for Mary & Henry Opalek.

My commission expires: July 18, 1989.

WITNESS my hand and official seal.



Cheryl A. Day
Notary Public

INDIVIDUAL
INSTRUMENT OF EXECUTION

Jolene Shuster Owner(s)

of a Lot located within the SUN RIVER TOWNHOMES SUBDIVISION hereby approves, adopts and ratifies the foregoing and attached FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SUN RIVER TOWNHOMES SUBDIVISION.

IN WITNESS WHEREOF, the undersigned has executed this Amendment this 14th day of February, 1986.

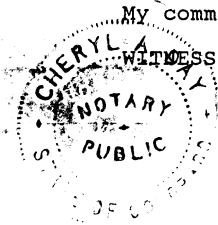
Jolene Shuster Lot No. 3
Jolene Shuster Lot No. 4

STATE OF COLORADO)
) ss.
COUNTY OF GRAND)

The foregoing instrument was acknowledged before me this 14th day of February, 1986, by Jolene Shuster and _____.

My commission expires: July 18, 1989.

WITNESS my hand and official seal.



Cheryl A. Day
Notary Public

INDIVIDUAL
INSTRUMENT OF EXECUTION

Jensen Brothers Construction Co. Owner(s)

of a Lot located within the SUN RIVER TOWNHOMES SUBDIVISION hereby approves, adopts and ratifies the foregoing and attached FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SUN RIVER TOWNHOMES SUBDIVISION.

IN WITNESS WHEREOF, the undersigned has executed this Amendment this 14th day of February, 1986.

[Signature] Lot No. 10
[Signature] Lot No. 11

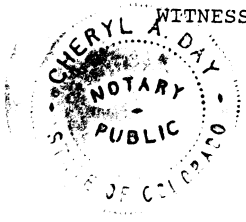
STATE OF COLORADO)
) ss.
COUNTY OF GRAND)

The foregoing instrument was acknowledged before me this 17th day of February, 1986, by C.B. Jensen and _____

My commission expires: July 18, 1989.

WITNESS my hand and official seal.

C Cheryl A. Day
Notary Public



INDIVIDUAL
INSTRUMENT OF EXECUTION

Jensen Brothers Construction Co. Owner(s)

of a Lot located within the SUN RIVER TOWNHOMES SUBDIVISION hereby approves, adopts and ratifies the foregoing and attached FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SUN RIVER TOWNHOMES SUBDIVISION.

IN WITNESS WHEREOF, the undersigned has executed this Amendment this 17th day of February, 1986.

[Signature] Lot No. 12
Lot No. _____

STATE OF COLORADO)
) ss.
COUNTY OF GRAND)

The foregoing instrument was acknowledged before me this 17th day of February, 1986, by C.B. Jensen and _____.

My commission expires: July 18, 1989.

WITNESS my hand and official seal.

Cheryl A. Day
Notary Public

