

510418 05/03/2001 05:00P 029
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AMENDMENT TO
PLAT OF AVION CLUB FILING NO. 1

AND

AMENDMENT OF THE AVION CLUB
DECLARATION OF RESTRICTIONS, COVENANTS, EASEMENTS,
IMPOSITION OF FEES AND ARCHITECTURAL CONTROL

THIS AMENDMENT TO PLAT OF AVION CLUB FILING NO. 1 AND
AMENDMENT OF THE AVION CLUB DECLARATION OF RESTRICTIONS, COVENANTS,
EASEMENTS, IMPOSITION OF FEES AND ARCHITECTURAL CONTROL ("Amendment") is
executed the 3rd day of March, 2001 at Gunnison County, Colorado as follows:

1. PARTIES. In accordance C.R.S. §38-33.3-217, and Section 14.10 of
the Avion Club Declaration of Restrictions, Covenants, Easements, Imposition of Fees and
Architectural Control recorded June 2, 1994 in Book 746 at page 488 of the records of
Gunnison County, Colorado, this Amendment is executed and approved by the Declarant,
Brush Creek Airport, LLC, a Colorado limited liability company, (the "Declarant") and
approved by the Buckhorn Ranch Association, Inc., a Colorado non-profit corporation,
formerly known as the Avion Club Owners Association, Inc., a Colorado non-profit
corporation, (the "Association"), and approved by the undersigned persons and entities
owning the lots, tracts, and parcels of land within the real property set forth below,
constituting over a 4/5ths majority of all the owners of the Lots within Avion Club Filing No. 1
Subdivision.

2. PROPERTY. This Amendment shall be binding upon all persons and
entities having any right, title or interest in and to any lots, tracts, or parcels of land, and
future owners of Lots or interests in the following real property, including their heirs,
successors and assigns:

AVION CLUB FILING NO. 1, recorded May 9, 1994 and bearing Reception No.
451348 of the records of Gunnison County, Colorado,

TOGETHER WITH the following described real property owned by the Declarant:

Township 14 South Range 85 West 6th P.M.

Section 7: S1/2NE1/4
N1/2SE1/4

Section 8: W1/2NW1/4
NW1/4SW1/4

TOGETHER WITH the parcels of property in the quitclaim deed recorded
October 13, 2000 at Reception No. 505901, and the quitclaim deed recorded
December 19, 2000 at Reception No. 507580 of the records of Gunnison

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County, Colorado,

EXCEPTING THEREFROM the following parcels of land:

A parcel of land conveyed by Richard A. Landy, Ronald D. Rouse, Charles M. Ruland, Imogene M. Ruland, and Ruland Ranches, Inc., a Colorado corporation to William J. Lacy in Quit Claim Deed recorded May 9, 1978 in Book 514 at page 799.

Three tracts of land conveyed by Richard A. Landy to Ruland Ranches Inc., a Colorado corporation described in Quit Claim Deed recorded May 16, 1978 in Book 514 at page 984.

That property conveyed by Brush Creek Airport, L.L.C., a Colorado limited liability company to Eugene H. Vieh, Jr. and Frances H. Vieh in Quit Claim Deed recorded December 8, 1994 in Book 756 at page 944, and,

AVION CLUB FILING NO. 1, recorded May 9, 1994 and bearing Reception No. 451348 of the records of Gunnison County, Colorado,

Gunnison County,
State of Colorado.
("Real Property")

3. DECLARANT The Declarant is BRUSH CREEK AIRPORT, L.L.C., a Colorado limited liability company, and is the successor in interest of Brush Creek Airport Limited Liability Company, a dissolved Wyoming limited liability company.

4. AVION CLUB FILING NO. 1 Means the Plat of AVION CLUB FILING NO. 1, recorded May 9, 1994 and bearing Reception No. 451348 of the records of Gunnison County, Colorado.

5. AMENDMENT OF AVION CLUB FILING NO. 1 The name of AVION CLUB FILING NO. 1 is hereby amended to be BUCKHORN RANCH FILING NO. 1.

6. AMENDMENT OF THE AVION CLUB DECLARATION OF RESTRICTIONS, COVENANTS, EASEMENTS, IMPOSITION OF FEES AND ARCHITECTURAL CONTROL The Avion Club Declaration of Restrictions, Covenants, Easements, Imposition of Fees and Architectural Control recorded June 2, 1994 in Book 746 at page 488 are hereby amended in their entirety upon the recording of this Amendment and shall be replaced in their entirety by the Declaration of Protective Covenants of Buckhorn Ranch filed contemporaneously with this Amendment the 3rd day of May, 2001 at Reception No. 510419 of the records of Gunnison County, Colorado. The Avion Club Declaration of Restrictions, Covenants, Easements, Imposition of Fees and Architectural Control shall hereafter become null and



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void and of no further force and effect.

7. DECLARATION OF PROTECTIVE COVENANTS OF BUCKHORN

RANCH Effective upon the recording of this Amendment, all of the Real Property, including the property constituting BUCKHORN RANCH FILING NO. 1, formerly AVION CLUB FILING NO. 1, shall be subject to the Declaration of Protective Covenants of Buckhorn Ranch filed the 3rd day of May, 2001 at Reception No. 516419 of the records of Gunnison County, Colorado. The Declaration of Protective Covenants of Buckhorn Ranch shall be binding upon all persons and entities having any right, title or interest in and to any lots, tracts, or parcels of land within BUCKHORN RANCH FILING NO. 1, and future owners of Lots or interests in the Real Property; their heirs, successors and assigns.

8. FAX SIGNATURES

Each of the undersigned parties agree that a signature submitted by telephone facsimile (FAX) shall be binding to the same extent as a document containing the original signature. In the event such document containing a FAX signature is utilized, the signer shall provide the actual document containing the original signature to the appropriate parties by regular mail without delay.

9. COUNTERPARTS

This Amendment and any other documents or instruments required under this Amendment may be executed in counterparts, each of which shall for all purposes be deemed an original and all of which together shall constitute one and the same agreement, document or instrument.

10. ADOPTION AT HOMEOWNERS ASSOCIATION MEETING

Pursuant to Section 14.10 of the Avion Club Declaration of Restrictions, Covenants, Easements, Imposition of Fees and Architectural Control, the foregoing Amendment, and the Declaration of Protective Covenants for Buckhorn Ranch were duly adopted by a 4/5ths majority of the Owners of the Lots within Buckhorn Ranch Filing No. 1, formerly Avion Club Filing No. 1 at a meeting of the Homeowners Association held on March 3, 2001.

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IN WITNESS WHEREOF, the parties have executed this Amendment the day and year first above written.

BUCKHORN RANCH ASSOCIATION,
A Colorado non-profit corporation,

BRUSH CREEK AIRPORT, L.L.C.,
a Colorado limited liability company

By: Jenny Crawford
Name: Jenny Crawford
Title: President

By: Richard A. Landy
Richard A. Landy, Managing Member

ATTEST:

DECLARANT

Richard A. Landy
Secretary

STATE OF Colorado)
County of Arapahoe) ss.

STATE OF Colorado)
County of Arapahoe) ss.

The foregoing instrument was acknowledged before me this 3rd day of March, 2001, by Richard A. Landy for himself individually and as Manager of Brush Creek Airport L.L.C., a Colorado liability company, the Declarant.

The foregoing instrument was acknowledged before me this 3rd day of March, 2001, by Jenny Crawford as President, and attested to by Richard A. Landy as Secretary of Buckhorn Ranch Association, a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: 8/31/2003

Witness my hand and official seal.
My commission expires: 8/31/2003

Richard A. Landy
Notary Public

Jenny Crawford
Notary Public



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IN WITNESS WHEREOF, the parties have executed this Amendment the day and year first above written.

LOT C-1

LOT C-3

BRUSH CREEK AIRPORT, L.L.C., a
Colorado limited liability company

By: *Richard A. Landy*
Richard A. Landy, Managing Member

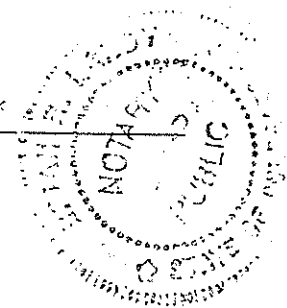
Richard A. Landy
Richard A. Landy

STATE OF Colorado)
County of Arapahoe) ss.

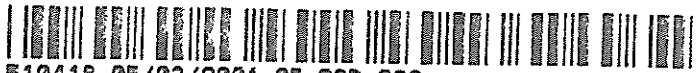
The foregoing instrument was acknowledged before me this 3rd day of March, 2001, by Richard A. Landy for himself individually and as Manager of Brush Creek Airport L.L.C., a Colorado liability company.

Witness my hand and official seal.
My commission expires: 4/31/2003

Bar Landy
Notary Public



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IN WITNESS WHEREOF, the parties have executed this Amendment the day and year first above written.

LOT 1

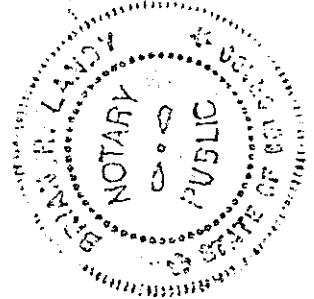
Marlene F. Landy
Marlene F. Landy

STATE OF Colorado)
County of Arapahoe) ss.

The foregoing instrument was acknowledged before me this 3rd day of March, 2001, by Marlene F. Landy.

Witness my hand and official seal,
My commission expires: 3/31/2003

Barker
Notary Public





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IN WITNESS WHEREOF, the parties have executed this Amendment the day and year first above written.

LOT 3

Kathleen Mankiewicz
Kathleen Mankiewicz

Catherine Olivos
Catherine Olivos

STATE OF ILLINOIS)
County of COOK) ss.

STATE OF ILLINOIS)
County of COOK) ss.

The foregoing instrument was acknowledged before me this 8 day of MARCH, 2001; by Kathleen Mankiewicz.

The foregoing instrument was acknowledged before me this 8 day of MARCH, 2001, by Catherine Olivos.

Witness my hand and official seal.
My commission expires: _____

Witness my hand and official seal.
My commission expires: _____

Gerald J Sramek
Notary Public
OFFICIAL SEAL
GERALD J SRAMEK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/30/01
Udo Mankiewicz, Jr.
Udo Mankiewicz, Jr.

Gerald J Sramek
Notary Public
OFFICIAL SEAL
GERALD J SRAMEK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/30/01

STATE OF ILLINOIS)
County of COOK) ss.

The foregoing instrument was acknowledged before me this 8 day of MARCH, 2001, by Udo Mankiewicz, Jr.

Witness my hand and official seal.
My commission expires: _____

Gerald J Sramek
Notary Public
OFFICIAL SEAL
GERALD J SRAMEK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/30/01



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IN WITNESS WHEREOF, the parties have executed this Amendment the day and year first above written.

LOT 4

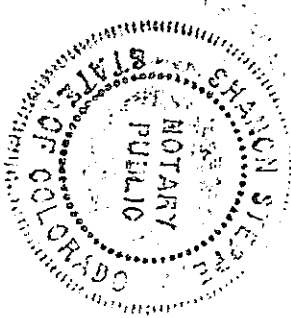
Jeffrey E. Sigman
Jeffrey E. Sigman

STATE OF Colorado)
County of Denver) ss.

The foregoing instrument was acknowledged before me this 5th day of March, 2001, by Jeffrey E. Sigman.

Witness my hand and official seal.

My commission expires: My Commission Expires June 19, 2002



Sharon Stepp
Notary Public



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IN WITNESS WHEREOF, the parties have executed this Amendment the day and year first above written.

LOT 5

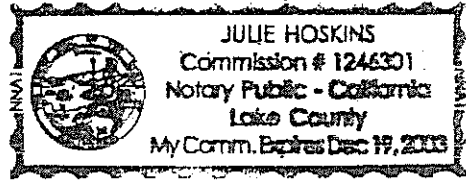
Jerome G. Beneke by K. Beneke
Jerome G. Beneke

STATE OF california)
County of lake) ss.

The foregoing instrument was acknowledged before me this 1 day of March, 2001, by Jerome G. Beneke.

Witness my hand and official seal.
My commission expires: Dec. 19, 2003

Julie Hoskins
Notary Public





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IN WITNESS WHEREOF, the parties have executed this Amendment the day and year first above written.

LOT 6

WINGATE PROPERTIES, INC., an
Illinois corporation

By: [Signature]
Name: GERALD J. SRAMEL
Title: PRES

STATE OF ILLINOIS)
County of COOK) ss.

The foregoing instrument was acknowledged before me this 26 day of FEBRUARY, 2001, by GERALD J. SRAMEL as PRESIDENT of Wingate Properties, Inc., an Illinois corporation.

Witness my hand and official seal.
My commission expires: 09/02/02

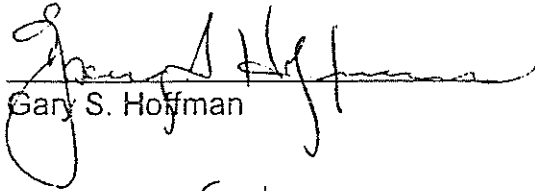
[Signature]
Notary Public



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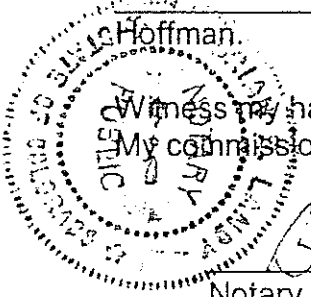
IN WITNESS WHEREOF, the parties have executed this Amendment the day and year first above written.

LOT 7

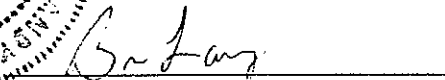

Gary S. Hoffman

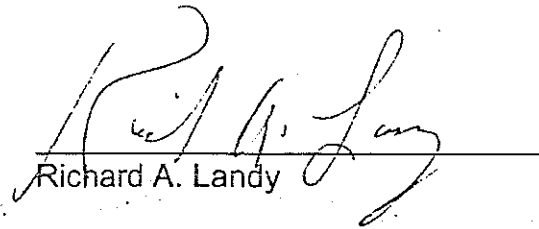
STATE OF Colorado)
County of Arapahoe) ss.

The foregoing instrument was acknowledged before me this 3rd day of March, 2001, by Gary S. Hoffman.



Witness my hand and official seal.
My commission expires: 4/31/2003



Notary Public

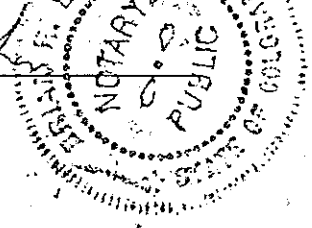

Richard A. Landy

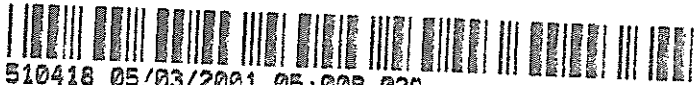
STATE OF Colorado)
County of Arapahoe) ss.

The foregoing instrument was acknowledged before me this 3rd day of March, 2001, by Richard A. Landy.

Witness my hand and official seal.
My commission expires: 8/31/2003


Notary Public





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IN WITNESS WHEREOF, the parties have executed this Amendment the day and year first above written.

LOT 8

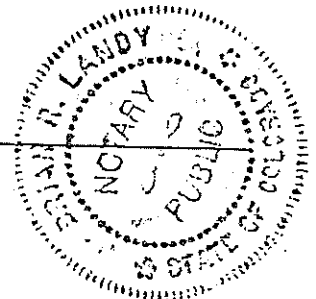
Jennifer Crawford
Jennifer Crawford

STATE OF Colorado)
County of Arapahoe) ss.

The foregoing instrument was acknowledged before me this 3rd day of March, 2001, by Jennifer Crawford.

Witness my hand and official seal.
My commission expires: 8/31/2003

B. Lan
Notary Public



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IN WITNESS WHEREOF, the parties have executed this Amendment the day and year first above written.

LOT 9

Craig M. Hall
Craig M. Hall

Mary Lou Moores
Mary Lou Moores

STATE OF COLORADO)
County of GUNNISON) ss.

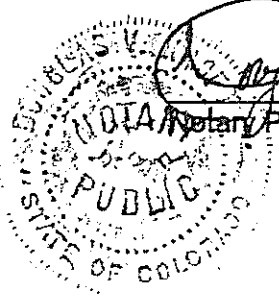
STATE OF TEXAS)
County of Bexar) ss.

The foregoing instrument was acknowledged before me this 2nd day of MARCH, 2001, by Craig M. Hall.

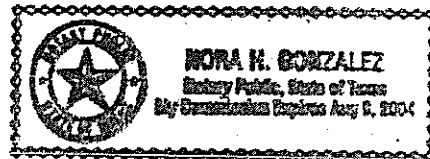
The foregoing instrument was acknowledged before me this 9th day of March, 2001, by Mary Lou Moores.

Witness my hand and official seal.
My commission expires: 2-22-2004

Witness my hand and official seal.
My commission expires: 8-9-04

Douglas V. Kraft
Notary Public


Nora H. Gonzalez
Notary Public


NORA H. GONZALEZ
Notary Public, State of Texas
My Commission Expires Aug 6, 2004

