

**SECOND AMENDMENT TO  
DECLARATION OF PROTECTIVE COVENANTS  
OF  
EAGLE RIDGE RANCH**

THIS SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS OF EAGLE RIDGE RANCH is executed this 21<sup>st</sup> by the Eagle Ridge Ranch Homeowner's Association (the "Association"), a Colorado non-profit corporation as follows:

1. FACTS AND PURPOSES.

0.1 The Declaration of Protective Covenants of Eagle Ridge Ranch was recorded March 16, 1994 in Book 742 at page 243 of the real property records of Gunnison County, Colorado. An Amendment to Declaration of Protective Covenants was recorded January 19, 2000 at Reception No. 499358 of the real property records of Gunnison County, Colorado ("First Amendment"). The Declaration of Protective Covenants, as amended by the First Amendment, are collectively referred to as the "Declaration."

0.2 The Declaration encumbers certain real property in Gunnison County, Colorado, more particularly described therein.

0.3 Pursuant to Section 13.2 of the Declaration and C.R.S. §38-33.3-302, on May 27, 2000, the members of the Association amended Sections 7.4 and 7.5 of the Declaration by votes of 14 out of 15 of the Owners of Homesteads, with one Owner being absent. Said vote constituted more than 75% of all eligible votes of the Association.

0.4 Accordingly, the Association amends the Declaration as follows:

2. AMENDMENT OF SECTION 7.4 OF THE DECLARATION. Effective as of May 27, 2000, Sections 7.4 of the Declaration is amended in its entirety to read as follows:

Section 7.4 Building Density. The following minimum and maximum building densities are established for all Buildings, unless otherwise approved by the Design Review Board:

Family Residence: Minimum: Not less than 2,000 square feet of gross residential floor area.  
Maximum: 10,000 square feet of gross residential floor area.

Guest House: Minimum: Not less than 1,000 square feet of gross residential floor area.  
Maximum: 3,500 square feet of gross residential floor area.

Garage: Minimum: None.  
Maximum: Not more than 3,250 square feet of gross floor area.



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Barn: Minimum: None.  
Maximum: Not more than 3,250 square feet of gross floor area.

3. AMENDMENT OF SECTION 7.5 OF THE DECLARATION. Effective as of May 27, 2000, Sections 7.5 of the Declaration is amended in its entirety to read as follows:

Section 7.5 Maximum Density. The maximum gross floor area of all Buildings constructed within the Building Site shall not exceed 20,000 square feet of gross floor area, excluding basements.

IN WITNESS WHEREOF, the undersigned has executed this Second Amendment to Declaration of Protective Covenants of Eagle Ridge Ranch on the date first above written but effective as of May 27, 2000.

EAGLE RIDGE RANCH HOMEOWNER'S ASSOCIATION, a Colorado non-profit corporation

By: Greta Dusa  
Greta Dusa, Treasurer

STATE OF COLORADO )  
County of Gunnison )ss.

The foregoing was acknowledged before me this 22 day of November, 2000, by Greta Dusa, as Treasurer of Eagle Ridge Ranch Homeowner's Association, a Colorado non-profit corporation.

Witness my hand and official seal.  
My commission expires: My Commission Expires August 8, 2004

Hannah L. Williams  
Notary Public

