

AMENDMENT TO DECLARATION, COVENANTS, AND
RESTRICTIONS OF SILVER SAGE SUBDIVISION

COME NOW CRESTED BUTTE RECREATIONAL DEVELOPMENT CO., a Colorado corporation, SILVER SAGE PROPERTY OWNER'S ASSOCIATION, a Colorado non-profit corporation, and BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO, and hereby amend the Declaration, Covenants, and Restrictions of the Silver Sage Subdivision recorded July 24, 1996, in Book 787 at page 507 of the records of the Gunnison County Clerk and Recorder.

Article 9, Section 9.01(c), of the Declaration, Covenants, and Restrictions of Silver Sage Subdivision is hereby amended in its entirety to read as follows:

(c) No Business Use. All Lots within the SILVER SAGE SUBDIVISION are intended for residential use only. A home occupation shall be permitted to be conducted upon a Lot in the SILVER SAGE SUBDIVISION, provided it meets the following conditions:

(1) All commercial activity is conducted entirely within a dwelling by the occupants of the dwelling;

(2) The commercial use is incidental and secondary to the use of the Lot for residential purposes.

(3) The commercial use is conducted in such a fashion that the outward appearance of the dwelling reveals no evidence of the commercial use conducted therein;

(4) The commercial use is conducted in such a fashion that any noises and activities associated therewith do not interfere with the quiet of the neighborhood;

(5) Such commercial use shall be conducted without the employment of any individual other than the occupants of the dwelling.

Nothing shall be done or permitted to be done on any of said Lots which is a nuisance or might become a nuisance to the Owner or Owners of Lots within the SILVER SAGE SUBDIVISION. No store, short-term rentals, office (other than an office conducted as a home occupation), commercial or business use of any kind; nor any hospital, sanitarium, or other place for the care or treatment of the sick or disabled, physically or mentally; nor any public theater, bar, restaurant, or other public place of entertainment; nor any church, shall ever be constructed, allowed, or permitted to remain within the SILVER SAGE SUBDIVISION.

This Amendment to Declaration, Covenants, and Restrictions of the Silver Sage Subdivision is agreed to by Crested Butte Recreational Development Co. this 16th day of December, 1996.

CRESTED BUTTE RECREATIONAL
DEVELOPMENT CO.

By Michael Cooper
Michael Cooper, Vice President

COMES NOW G. J. Santelli, president of the Silver Sage Property Owner's Association, a Colorado non-profit corporation, and hereby certifies that the forgoing Amendment to Declaration, Covenants, and Restrictions of Silver Sage Subdivision was approved by unanimous vote of the membership of the Silver Sage Property Owner's Association at a meeting called for that purpose, held December 16, 1996.

SILVER SAGE PROPERTY OWNER'S
ASSOCIATION

