FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE ESTATES AT STONE RIDGE SUB-ASSOCIATION

THIS FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE ESTATES AT STONE RIDGE SUB-ASSOCIATION (First Amended Sub-Association Declaration), made effective the 18th day of May, 2020 (Effective Date), is made and entered by The Estates at Stone Ridge Sub-Association (the Sub-Association).

Pursuant to Section 8.5 of the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for the Estates at Stone Ridge Sub-Association (Sub-Association Declaration), the Lot Owners may amend the Declaration after approval of sixty-seven percent (67%) of the votes of the Sub-Association Members entitled to vote thereon. Coker Family Partnership, LLLP, a Colorado limited liability limited partnership (Declarant) is the owner of 67% of the Lots subject to the Sub-Association Declaration and has approved the following amendments thereto.

The Sub-Association Declaration is hereby amended as follows:

- 1. The last clause of Section 1.10 **Common Expenses**, is amended to remove "and exterior maintenance" and shall read as follows: (iv) amounts for lawn care and snow removal.
- 2. Section 4.10 **Duty to Manage and Care for Exterior Surfaces**, is amended in its entirety to read as follows:
 - 4.10 Duty to Manage and Care for Exterior Surfaces. Exterior Surfaces shall mean the exterior surfaces of a Dwelling Unit on any Lot within the Sub-association including the exterior surfaces of walls, gutters, downspouts, windows, roof surfaces, and fences, any walks and driveways, and the surface of any patio/deck or courtyard located on a Lot whether constructed of wood, concrete or other material. Owners shall be responsible for maintenance, repair and care for all Exterior Surfaces. The Owner of a Lot shall, at

such Owner's cost and expense, shall additionally be responsible for maintenance, repair and care of all exterior doors on such Dwelling Unit, all screens on doors and windows of such Dwelling Unit, and the surface of all patios/decks, courtyards, walks and driveways located on the Lot, whether constructed of wood, concrete or other material. While the Owners, at their expense, shall see that all such Exterior Surfaces are adequately painted, finished and maintained so as to present, at all times, a pleasing and attractive appearance, all such exterior paint and finishes must be approved by the Design Review Committee.

In all other respects the Declaration shall remain the same.

IN WITNESS WHEREOF, the undersigned certifies that this amendment has been approved by a vote of 67% of the Lot Owners entitled to vote on Sub-Association matters and by signing below as President of the Sub-Association consents and approves of this amendment.

The Estates at Stone Ridge Sub-Association

David W. Coker, President

STATE OF COLORADO))ss.

COUNTY OF MONTROSE

The foregoing instrument was duly acknowledged before me this 18th day of May, 2020, by David W. Coker, as President of The Estates at Stone Ridge Sub-Association.

Witness my hand and official seal.

Notary Public

Maria Nichols Notary Public State of Colorado Notary ID 20064049737 My Commission Expires December 08, 2022

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