

**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 18<sup>th</sup> 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



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