

**DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS OF  
HORSESHOE RIDGE SUBDIVISION**

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HORSESHOE RIDGE SUBDIVISION ("Declaration") is made and entered into this 6th day of November, 2000, by **FARM DEVELOPMENT SERVICES, INC.**, hereinafter referred to as the "Declarant."

**RECITALS**

A. Declarant is the owner of certain real property situated in Mesa County, Colorado, known as Horseshoe Ridge Subdivision, all as more specifically described on Exhibit "A" attached hereto and by this reference incorporated herein.

B. Declarant desires to subject and place upon the property described on Exhibit "A" certain covenants, conditions, restrictions, easements, reservations, rights-of-way, obligations, liabilities and other charges set forth herein pursuant to the provisions of the Colorado Common Interest Ownership Act ("Common Interest Act") for the purpose of protecting the value and desirability of said property and for the purpose of furthering a plan for the improvements, sale and ownership of said property.

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold, and conveyed subject to the following covenants, conditions, restrictions, easements, rights-of-way, obligations, liabilities, charges and other provisions set forth herein, which are for the purpose of protecting the value and desirability of, and which shall run with the above-described property and be binding on all parties having any right, title, or interest in the above-described property or any part thereof, their heirs, personal representatives, successors, and assigns, and shall inure to the benefit of each owner thereof.

**ARTICLE I  
PROPERTY RIGHTS**

Section 1. Owners' Right of Enjoyment. Subject to the provisions of Section 2 of this Article, every Owner shall have a nonexclusive right to enjoy and use the common areas, irrigation ditches and easements located upon the Property and such right shall be appurtenant to and shall pass with the title to every Lot. Outlots A, B, C, D and E of Horseshoe Ridge Subdivision shall be owned and maintained by the Horseshoe Ridge Homeowners Association, Inc., and shall not be re-subdivided or allowed to be used as residential home sites.

Section 2. Extent of Owners' Right. The right of enjoyment created hereby shall be subject to the following:

a. The right of Horseshoe Ridge Homeowners Association, Inc. (the "Association") to promulgate and publish rules and regulations with which each Member shall strictly comply; and

b. The right of the Association, as provided in its Articles and Bylaws, to suspend the voting rights of a Member for any period during which any assessment against his Lot remains unpaid and, for a period not to exceed sixty (60) days, for any infraction of its published rules and regulations; and

c. The right of the Association to close or limit the use of the common area, irrigation ditches and easements while maintaining, repairing or making replacements thereto or in the event a Member has had his voting right suspended; and

d. The right of the Association to install, maintain and repair subdivision signage located within multipurpose easements.

Section 3. Delegation of Use. Any Owner may delegate, in accordance with the Bylaws, his right of use to the members of his family, his tenants, or contract purchasers who reside on his Lot

Section 4. Use of Common Area. Any Member may, in accordance with the Bylaws, share his right of enjoyment to the Common Area with the members of his family or delegate it to his tenants or contract purchasers provided they all reside on the property. Each Member of Horseshoe Ridge Homeowners Association, Inc. will be entitled to board and pasture two (2) horses in the Common Area upon terms and conditions promulgated by the Association. This shall be a non-transferrable privilege, except to other owners within the Horseshoe Ridge Subdivision. All use of pasture and common area for boarding of horses shall be subject to rules and regulations as adopted by the Association.

Section 5. Irrigation Water. Grand Valley Water Users Association, Inc. shall invoice the Association for all irrigation water delivered to Horseshoe Ridge Subdivision and the Association shall invoice the Members for their use of such irrigation water and their share of any charges. The Lots will use irrigation water reserved for Class I water rights as described by the Grand Valley project.

Section 6. Common Driveway. The common driveway easement as depicted on the recorded plat for Horseshoe Ridge Subdivision over a portion of Lots 2, 4 and 5, Block 4, for the benefit of Lots 2 through 9, Block 4 shall be for the sole and exclusive use as access for Lots 2 through 9, Block 4, Horseshoe Ridge Subdivision. The lot owners served by the common driveway easement shall be jointly and severally responsible for the maintenance and upkeep of the common driveway. Failure of any lot owner to participate pro rata in the cost of such maintenance and upkeep shall give rise to a right of assessment and lien pursuant to Article III.

## ARTICLE II MEMBERSHIP AND VOTING RIGHTS: THE ASSOCIATION

Section 1. Membership. Every Owner of a Lot which is subject to assessment hereunder shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot. Each Lot shall be entitled to one vote and the vote for such Lot shall be exercised by the Owner or Owners as they determine.

Section 2. Directors of the Association. The affairs of this Association shall be managed by a board of three (3) directors (the "Board") initially. When Declarant relinquishes control of the Board to the Owners pursuant to Section 3 below, the Board shall be managed by at least three (3) directors. Directors shall meet the qualifications described in the Articles of Incorporation and Bylaws of the Association.

Section 3. Management of the Association. From date of formation of the Association until the termination of Declarant's control as provided below, Declarant shall have the right to appoint and remove all members of the Board and all officers of the Association. The period of Declarant's control of the Association shall terminate upon the first to occur of sixty (60) days after conveyance of 2/3rds of the Lots to Owners other than Declarant, three (3) years after the last conveyance of a Lot by Declarant in the ordinary course of business, or five (5) years after the first sale of a Lot to an Owner other than Declarant. Declarant may voluntarily surrender the right to appoint and remove officers of the Association and members of the Board before termination of the period of Declarant's control, but in that event Declarant may require, for the duration of the period of Declarant's control, that specified actions of the Association or Board, as described in a recorded instrument executed by Declarant, be approved by Declarant before they become effective. Not later than sixty (60) days after conveyance of 1/3rd of the Lots to Owners other than Declarant, at least one member and not less than 1/3rd of the members of the Board will be elected by Owners other than Declarant. Not later than the termination of the period of Declarant's control as provided above, the Owners (including Declarant) shall elect a Board of at least three (3) members, at least a majority of whom must be Owners other than Declarant or designated representatives of Owners other than Declarant and the Board shall elect the officers, with such Board members and officers to take office upon termination of the period of Declarant's control. Within sixty (60) days after Owners other than Declarant elect a majority of the Board, Declarant shall deliver to the Association all property of the Owners and the Association held or controlled by Declarant, including without limitation those items specified in Section 303(9) of the Common Interest Act.

Section 4. Officers of the Association. The officers of this Association shall be as set forth in the Bylaws of the Association.

## ARTICLE III COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each owner of any Lot, including Declarant, by acceptance of a deed therefor, whether or not it shall be so expressed

in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for private road and/or driveway maintenance and improvements if their Lot is served by the private road and/or a common driveway, to be established and collected as hereinafter provided. The annual assessments, together with interest, late charges, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which such assessment is made. The obligation for such payments by each Owner to the Association is an independent covenant, with all amounts due from time to time payable in full without notice (except as otherwise expressly provided in this Declaration) on demand, and without setoff or deduction. The lien may be enforced by foreclosure of the defaulting Owner's Lot by the Association in like manner as a mortgage on real property. In any such foreclosure, the Owner shall be required to pay the costs and expenses of such proceedings, including reasonable attorney's fees. The Board of Directors or managing agent of the Association may prepare a written notice setting forth the amount of such unpaid indebtedness, the name of the Owner of the Lot and a description of the Lot. Such a notice shall be signed by one of the Board of Directors or by the managing agent of the Association and may be recorded in the office of the Clerk and Recorder of the County of Mesa, Colorado. The lien for each unpaid assessment attaches to each Lot at the beginning of each assessment period and shall continue to be a lien against such Lot until paid. The costs and expenses for filing any notice of lien shall be added to the assessment for the Lot against which it is filed and collected as part and lot thereof. Each assessment, together with interest, late charges, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the assessment became due. The personal obligation for delinquent assessments shall not pass from them. The Association's lien on a Lot for assessment shall be superior to any homestead exemption now or hereafter provided by the laws of the State of Colorado or any exemption now or hereafter provided by the laws of the United States. The acceptance of a deed to land subject to this Declaration shall constitute a waiver of the homestead and any other exemption as against said assessment lien.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the health, safety and welfare of the residents of the Property and, to the extent not performed by any applicable governmental entity, for the maintenance and construction of the common area open space and the irrigation water and ditch system serving the Property.

Section 3. Maximum Annual Assessment.

a. Until commencement of the second annual assessment period, the maximum annual assessment shall be Three Hundred Fifty Dollars (\$350.00) per Lot.

b. Effective with commencement of the second and each subsequent Association fiscal year, the maximum annual assessment may be increased by a vote of the Members over the amount established by the applications of the provisions of Section 3(b) above for the next succeeding Association fiscal year and at the end of that year, for each succeeding Association fiscal year, provided that any such increase shall have the assent of two-thirds (2/3) of the Members who are voting in person or by proxy, at a meeting duly called for this purpose, written notice of which shall

be sent to all Members not less than 30 days nor more than 60 days in advance of such meeting setting forth the purpose therefor.

c. The Board of Directors of the Association may, at any time and from time to time, after consideration of the projected maintenance costs and the other financial needs of the Association, fix the actual assessment against each Lot at an amount less than the maximum assessment for any Association fiscal year.

Section 4. Rate of Assessment. Annual assessments shall be fixed at a uniform rate for all Lots and shall be allocated to each Lot on the basis of a fractional share per Lot, the numerator of which fraction shall be one and the denominator of which shall be the number of Lots contained within the Property, and shall be in an amount sufficient to meet the expected needs of the Association, except that the costs of any irrigation water and ditches shall only be charged to Lots which have access to the irrigation water and ditches.

Section 5. Date of Commencement of Annual Assessments. The initial annual assessment shall commence on the first day of the month following the sale of 75% of the lots in Horseshoe Ridge Subdivision, and the second and each subsequent annual assessment period shall correspond with the fiscal year of the Association. The annual assessments shall be made due and payable with such frequency and on such dates as determined by the Board, but no more frequently than monthly, provided that the first annual assessment shall be adjusted according to the number of months in the first Association fiscal year. Any Owner purchasing a Lot between installment due dates shall pay a pro rata share of the last installment due.

Section 6. Special Assessments for Common Driveway and Common Area Use. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of the common area facilities utilized by multiple lot owners for horse boarding and pasture provided that any such assessment shall have the assent of fifty percent (50%) of the lot owners who have utilized the Common Driveway or Common Area for which the assessment is required.

Section 7. Reserve Accounts. The Association shall have the right to maintain adequate reserve fund accounts out of the annual assessments for the repair and replacement of those elements of Association property that must be repaired or replaced on a periodic basis.

Section 8. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment not paid within ten (10) days after the due date thereof shall bear interest from the due date at the rate of eighteen percent (18%) per annum, or at such lesser rate as may be set from time to time by the Association, and the Association may also assess a monthly late charge thereon. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against such Owner's Lot, and in the event a judgment is obtained, such judgment shall include interest on the assessment and a reasonable attorney's fee to be fixed by the court,

together with the costs of the action. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse or abandonment of his Lot.

Section 9. Lien for Assessments.

a. Under the Common Interest Act, the Association has a statutory lien on a Lot for any assessments levied against that Lot and for fines imposed against its Owner from the time each assessment or fine becomes due. In addition, fees, charges, late charges, attorneys' fees, fines and interest charged pursuant to this Declaration or the Common Interest Act are enforceable as assessments. If an assessment is payable in installments, the full amount of the assessment is a lien from the time the first installment thereof becomes due.

b. The statutory lien for assessments is prior to all other liens and encumbrances on a Lot except: (i) liens and encumbrances recorded before the recordation of this Declaration; (ii) a lien of a First Mortgage which was recorded before the date on which the assessment sought to be enforced became delinquent; and (iii) liens for real estate taxes and other governmental assessments or charges against the Lot. Notwithstanding the foregoing, the statutory lien for assessments is also prior to the lien of a first mortgage to the extent of an amount equal to the assessments based on a periodic budget adopted by the Association which would have become due, in the absence of any acceleration, during the six months immediately preceding institution of an action to enforce the statutory lien.

c. The recording of this Declaration constitutes record notice and perfection of the statutory lien. No further recordation of any claim of lien or assessment is required, however, a claim may be recorded at the Association's option, in which event costs and attorneys' fees incurred in connection with the preparation and filing of such claim shall be assessed against the Owner's Lot as a default assessment.

## ARTICLE IV EXTERIOR MAINTENANCE

Section 1. General. Except as otherwise provided herein, the maintenance and repair of each Lot, including but not limited to landscaping, the interior and exterior of the residence, improvements constructed thereon, and any fence on the boundary line of a Lot shall be the responsibility of the Owner(s) thereof.

Section 2. Owner's Negligence. Notwithstanding anything to the contrary contained in this Article IV, in the event that the need for maintenance or repair of the Association Property is caused by the willful or negligent act or omission of any Owner, or by the willful or negligent act or omission of any member of such Owner's family or by a guest or invitee of such Owner, the cost of such repair or maintenance shall be the personal obligation of such Owner, and any costs, expenses and fees incurred by the Association for such maintenance, repair or reconstruction shall be added to and become part of the assessment to which such Owner's Lot is subject and shall become a lien against such Owner's Lot as provided in Article III of this Declaration. A determination of the negligence

or willful act or omission of any Owner or any member of an Owner's family or a guest or invitee of any Owner, and the amount of the Owner's liability therefor, shall be determined by the Association at a hearing after notice to the Owner, provided that any such determination which assigns liability to any Owner pursuant to the terms of this Section may be appealed by said Owner to a court of law.

## ARTICLE V ALLOWED USES

3 *see amendment* Section 1. General. All of said lots shall be used only for residential purposes. Only detached single family dwellings may be constructed on any lot, and only one per lot. Every dwelling shall have a private garage for no less than two cars. Subject to ACCO approval a caretaker or "mother-in-law" unit attached to the primary residence shall be allowed if authorized under the then existing zoning for the property.

Section 2. Driveway. Each driveway shall have a driveway surface constructed sufficient to provide year-round access by emergency vehicles.

Section 3. Minimize Size. Each dwelling shall have minimum dwelling space in the first floor area, exclusive of open porches, patios, basements and garages of not less than 2,400 square feet for ranch style and 2,000 for multi-story dwellings.

Section 4. Building Envelope. The recorded Building Envelope Site Plan contains a description of a building envelope for each lot. Each dwelling unit and garage must be constructed entirely within the envelope unless a variance is granted by ACCO. Detached accessory and storage buildings, barns and corrals must be approved by the ACCO, and shall be totally within the building envelope unless a variance is granted by ACCO. Construction shall be similar to that of the principal dwelling in color and style.

Section 5. Temporary Structures. No structure of a temporary nature, such as a tent, garage, trailer house, barn, or other outbuilding or basement shall be used on any lot at any time as a residence, either temporarily or permanently. All structures shall be of new construction built on-site. No mobile, modular or manufactured housing shall be allowed.

Section 6. Re-Subdivision. No lot shall be re-subdivided except for lot line adjustments where no additional lots are created.

Section 7. Trash. No lot shall be used or maintained as a dumping ground for rubbish or storage area for junk. Trash, garbage or other waste must be kept in sanitary containers. All equipment for the storage or disposal of refuse shall be kept in a clean and sanitary condition. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done or placed on any property which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others, or which may constitute a health hazard.

Section 8. Advertising. No signs, advertising devices or billboards shall be displayed within Horseshoe Ridge Subdivision unless written approval thereof is granted by ACCO. With the exception of one "for sale" sign per lot, which shall not be larger than 18 inches by 24 inches, and except for signs used by the Developer for subdivision advertisement and signs used by builders to advertise during the building and sale period.

Section 9. Pets. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except as provided in this paragraph. Dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for commercial purposes. All pets must be controlled and contained so that they do not become a nuisance to the neighborhood and do not run at large or endanger or harass other animals or wildlife. Any uncontained pet must be on a leash under the control of a responsible individual. Large animals may be kept on Lots and shall not exceed one large animal per acre per Lot. The location and plans for any barns or corrals must be approved by the ACCO. Arenas or other horse riding or exercise areas must be dust free.

Section 10. Screening. All clotheslines, implements, recreational vehicles, motor homes, boats, equipment, service yards, wood piles, storage piles or similar storage items shall be kept screened by adequate vegetation or fencing to conceal them from public and adjoining property or shall be stored wholly within the enclosed garage or accessory building located on the Lot. All screening plans shall be submitted to the ACCO for approval prior to construction.

Section 11. Roofs. Permitted roof coverings shall include: shake, cedar or cypress shake material; a minimum of 25 years premium asphalt shingles; wood shingles; tile; slate; or built-up roof materials where approved by the ACCO. Hipped roof style and character are encouraged along with a harmonic and integrated roofscape.

Section 12. Exterior Materials and Colors. Stains and paints shall be colors of subdued earth tones. No bright or garish colors including white shall be permitted on the exterior of any structure except that white is permitted for exterior door and window treatment. All exterior walls shall contain at least 60% brick, stone or stucco. This will be measured on each exterior wall and not determined by an average of all walls.

Section 13. Height Restriction. For those lots with height restrictions noted on the Building Envelope Site Plan, building height shall be measured from the finished primary entry floor level to the highest point of the structure except that chimneys, flues, vents or similar structures may extend two (2) feet above the maximum height. All Lot building pads shall not exceed three (3) feet above the highest point of the Lot grade existing prior to construction within the building foundation unless approved by the ACCO.

Section 14. Antennas. No towers or antennas shall be erected on any lot which are higher than three (3) feet above the roof line of the highest structure on the lot. Satellite reception dishes shall be allowed that are less than 24 inches in diameter.



Section 15. Tanks. No elevated or underground tanks of any kind shall be permitted except in conjunction with on-site sewage disposal systems and cisterns for water storage.

Section 16. Lighting. All exterior lights and light standards shall be subject to approval by the ACCO for harmonious development and prevention of lighting nuisances.

Section 17. Recreational Vehicles. No snowmobiles, ATV's, go-carts, motorcycles, or similar recreational vehicles shall be operated in Horseshoe Ridge Subdivision except that motorcycles may be utilized for transportation to public roads.

Section 18. Hazardous Activities. No activities shall be conducted on any property and no improvements constructed on any property which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any property; and no open fires shall be lighted or permitted on any property (including burning of trash or rubbish) except in a contained barbeque unit while attended and in use for cooking purposes or within a safe and well-designed fireplace, and except for ditch or pasture burning in accordance with County requirements and restrictions.

Section 19. Utilities. All utilities shall be buried underground from their primary source adjacent to the lot line at the owner's sole expense.

Section 20. Wildlife. No hunting, shooting, trapping or otherwise killing or harming of wildlife shall be permitted in Horseshoe Ridge Subdivision, it being the intent hereof to conserve and protect all wildlife to the fullest extent possible. However, Horseshoe Ridge Homeowners Association shall be allowed to control nuisance animals.

Section 21. Drainage. No modifications or alterations shall be made in such manner that will obstruct, divert or otherwise alter the natural water drainage courses and patterns, outside of the building envelopes and no landscaping or changes to the existing terrain shall be made which shall obstruct, divert or otherwise alter such drainage.

Section 22. Landscaping. ACCO shall review for approval all landscaping and site plans. Landscaping plans must be submitted for ACCO approval within one (1) year after home construction is complete, which plans shall include a schedule of completion for not more than one (1) year after approval. The landscape objective for Horseshoe Ridge Subdivision is to protect and preserve the existing rural, pastoral and natural character of the property. Planting of natural grasses and vegetation, including cottonwoods and three-leaf sumac will be encouraged.

Section 23. Fencing.

a. Fencing Within the Building Envelope. No fence of any kind shall be taller than six (6) feet with the exception of tennis court fencing which shall require prior approval by the ACCO. Welded wire and open wire rectangular field fencing shall be permitted. Chain link fencing shall be allowed for pet containment and tennis courts only if screened from the view of adjacent

roadways and adjoining properties by vegetation or other material approved by the ACCO. All privacy and screening fences including ornamental types shall be within the building envelope and shall be within one hundred (100) feet of the foundation of the principal dwelling, unless specific written permission is given by the ACCO for a variance. In determining whether permission should be given, the ACCO shall consider the topography, vegetation and desires of the neighborhood.

b. Boundary, Intermediate and Common Area Fencing. Boundary, intermediate and Common Area fencing outside the building envelope shall be subject to prior written approval of the ACCO.

Section 24. Mining. No property shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing water, oil, gas or other hydrocarbons, minerals, rocks, stones, gravel or earth.

Section 25. Easements. Easements for installation and maintenance of utilities, irrigation and drainage facilities are reserved as shown on the recorded plat and may be added to by Lot owners.

Section 26. Plants. No owner shall permit any thing or condition to exist upon his Lot which shall induce, breed or harbor infectious plant diseases or noxious insects.

Section 27. Noise. No sound shall be emitted on any property which is unreasonably loud or annoying, and no odor shall be emitted on any property which is noxious or offensive to others.

## ARTICLE VI ARCHITECTURAL CONTROL COMMITTEE

Section 1. Composition of Committee. The Architectural Control Committee ("ACCO") shall consist of three (3) or more persons appointed by the Board of Directors of the Association; provided, however, that until Declarant has conveyed all Lots to Owners other than the Declarant, or until three (3) years after the date of recording of this Declaration in the office of the Clerk and Recorder of Mesa County, Colorado, whichever occurs earliest, Declarant shall appoint the Architectural Control Committee. A majority of the Committee may, from time to time, designate a representative to act for it. Reasonable effort shall be made to have a licensed architect as a Committee member. The power of the Declarant to "appoint", as provided herein, shall include without limitation the power to: initially constitute the membership of the Architectural Control Committee, appoint member(s) to the Architectural Control Committee upon the occurrence of any vacancy therein, for whatever reason remove any member of the Architectural Control Committee, with or without cause, at any time, and appoint the successor thereof; and each such appointment may be made for such term(s) of office, subject to the aforesaid power of removal, as may be set from time to time in the discretion of the Declarant. All improvements within the Property constructed by Declarant during the period in which it appoints the Architectural Control Committee shall be deemed approved by the Committee without the issuance of any writing evidencing such approval. The ACCO shall have the right to adopt Architectural Control Guidelines from time to time to assist owners in applying for ACCO approval.

See Amendment  
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Section 2. Prior Approval. No buildings or exterior improvements of any kind, including (without limitation) driveways leading to the various structures within Horseshoe Ridge Subdivision shall be constructed, remodeled or altered in any fashion on any lands within Horseshoe Ridge Subdivision, nor may any vegetation be altered or destroyed, nor any landscaping performed unless two (2) complete sets of plans and specifications for such construction or alteration or landscaping are submitted to and approved by the ACCO prior to the commencement of such work. All applications shall be submitted to the ACCO in writing, if the ACCO fails to take any action within thirty days after complete architectural plans and specifications for such work have been submitted to it, then all of such submitted plans and specifications shall be deemed to be approved. The ACCO may adopt rules and regulations for processing of such applications, including a reasonable processing fee.

Section 3. Plans. Plans and specifications submitted hereunder shall show the nature, kind, shape, height, materials, floor plans, location, exterior color scheme, alterations, grading, drainage, erosion control and all other matters necessary for the ACCO to properly consider and make a determination thereon. Submittals shall include a minimum of:

- a. 1" = 10' scale site plan showing property boundaries, setbacks, building envelope, principal and accessory buildings, driveway location and width, surface drainage and fencing.
- b. Building elevations (four views) and floor plans.
- c. Engineered foundation plans by a licensed engineer.
- d. Samples of roof and external materials along with field, trim and accent colors for principal and accessory buildings.
- e. Landscape plans shall be in a 1" = 10' scale and shall include plant quantity and types, fencing, drainage, irrigation and other site improvements.

The ACCO shall disapprove any plans and specifications submitted to it which are not sufficient for it to exercise the judgment required of it by these covenants.

Section 4. Variance. Where circumstances such as topography, location of trees, brush, rock outcroppings, area aesthetic considerations, or other matters require or allow, the ACCO may, by two-thirds vote, allow reasonable variances as to any of these covenants, including required sizes of structures, setback or side yard requirements, on such terms and conditions as it shall require. Opinions of adjoining property owners shall be considered in any such decisions.

Section 5. Best Judgment. The ACCO shall exercise its best judgment to see that all improvements, structures, landscaping and all alterations on the land within Horseshoe Ridge Subdivision conform and harmonize with the natural surroundings and with existing structures as to

external design, materials, color, siding, height, topography, grade, drainage, erosion control and finished ground elevations.

Section 6. Time. After approval of any plan by the ACCO, the same shall be completed with due diligence in conformity with conditions of approval, if any. Failure to adhere to any term of approval shall operate automatically to revoke the approval, and the ACCO may require the property to be restored as nearly as possible to its previous state. The time for completion of any such work may be extended by the ACCO.

Section 7. Liability. The ACCO, the Developer, or any owner shall not be liable in damages to any person, corporation or association submitting any plans and specifications or to any owner by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove any such plans and specifications. Any owner submitting or causing to be submitted any plans and specifications to the ACCO agrees and covenants that he will not bring any action or suit to recover damages against the ACCO, the Developer or any owner collectively, its members individually or its advisors, employees or agents.

Section 8. Procedures. The Architectural Control Committee shall approve or disapprove all requests for architectural control approval within thirty (30) days after the complete submission of copies of all plans, specifications, and other materials which the Committee may require in conjunction therewith. In the event that the Architectural Control Committee fails to approve or disapprove any request within thirty (30) days after the complete submission of all plans, specifications, materials and other information with respect thereto, approval shall not be required and this Article shall be deemed to have been fully complied with.

Section 9. Vote and Appeal. A majority vote of the Architectural Control Committee is required to approve a request for architectural approval pursuant to this Article. An Owner may appeal the decision of the Architectural Control Committee to the Board of Directors if the Board is composed of different members than the Architectural Control Committee, and, in such event, the decision of the Board shall be final.

Section 10. Records. The Architectural Control Committee shall maintain written records of all applications submitted to it and all actions taken by it thereon, and such records shall be available to Members for inspection at reasonable hours of the business day.

Section 11. Liability. The Architectural Control Committee and the members thereof shall not be liable in damages to any person submitting requests for approval or to any Owner, by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove in regard to any matter within its jurisdiction hereunder.

Section 12. Variance. The Architectural Control Committee may grant reasonable variances or adjustments from any conditions and restrictions imposed by this Article, in order to overcome practical difficulties and prevent unnecessary hardships arising by reason of the application of the conditions and restrictions contained in this Article. Such variances or adjustments shall be granted

only in case the granting thereof shall not be materially detrimental or injurious to the other property or improvements in the neighborhood and shall not militate against the general intent and purpose hereof.

Section 13. Waivers. The approval or consent of the Architectural Control Committee to any application for architectural approval shall not be deemed to constitute a waiver of any right to withhold or deny approval or consent by the Committee as to any application or other matters whatsoever subsequently or additionally submitted for approval or consent hereunder.

## ARTICLE VII GENERAL PROVISIONS

Section 1. Enforcement. Enforcement of the covenants, conditions, restrictions, easements, reservations, rights-of-way, liens, charges and other provisions contained in this Declaration, the Articles of Incorporation, Bylaws or rules and regulations of the Association, as amended, shall be by any proceeding at law or in equity against any person or persons, including without limitation the Association, violating or attempting to violate any such provision. The Association and any aggrieved Owner shall have the right to institute, maintain and/or prosecute any such proceedings, and the Association shall further have the right to levy and collect fines for the violation of any provision of the aforesaid documents in any action instituted or maintained under this Section, the prevailing party shall be entitled to recover its costs and reasonable attorneys' fees incurred pursuant thereto, as well as any and all other sums awarded by the Court. Failure by the Association or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidity of any of the covenants, restrictions or other provisions contained in this Declaration by judgment or court order shall in no way affect or limit any other provisions which shall remain in full force and effect.

Section 3. Easements. Easements for the installation and maintenance of utilities, irrigation and drainage facilities are reserved as shown on the recorded plat of the Property, or any portion thereof, or other duly recorded instrument(s). Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements. Declarant hereby reserves the right to enter upon the Property to correct any flow of water and to establish and re-establish drainage channels.

Section 4. Conflict of Provisions. In case of any conflict between this Declaration, the Articles of Incorporation or Bylaws of the Association, this Declaration shall control. In case of any conflict between the Articles of Incorporation and the Bylaws of the Association, the Articles of Incorporation shall control.

Section 5. Street Lighting. Unless street lighting and the cost thereof is provided by the community in which jurisdiction this subdivision is situated, all Lots shall be subject to and bound to

Public Service Company tariffs which are now and may in the future be filed with the Public Utilities Commission of the State of Colorado relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes on file with the Public Utilities Commission of the State of Colorado.

Section 6. Duration, Revocation, and Amendment.

a. Each and every provision of this Declaration shall run with and bind the land for a term of twenty (20) years from the date of recording of this Declaration, after which time this Declaration shall be automatically extended for successive periods of ten (10) years each. Except as provided in Article X hereof and in Subsections (b) and (c) of this Section 6, this Declaration may be amended during the first twenty (20) year period, and during subsequent extensions thereof, by any instrument approved in writing by not less than sixty-seven percent (67%) of the Members. Such amendment shall be effective when duly recorded in Mesa County, Colorado.

b. If Declarant shall determine that any amendments to this Declaration or any amendments to the Articles of Incorporation or Bylaws of the Association shall be necessary in order for existing or future mortgages, deeds of trust or other security instruments to be acceptable to any of the Agencies, Declarant shall have and is hereby specifically granted the right and power to make and execute any such amendments without obtaining the approval of any Owners or First Mortgagees. Each such amendment of this Declaration or of the Articles of Incorporation or Bylaws shall be made, if at all, by Declarant prior to termination of the Declarant's control or the Association.

c. Declarant hereby reserves and is granted the right and power to record technical amendments to this Declaration, Articles of Incorporation or Bylaws of the Association at any time prior to the termination of Declarant's control or the Association, for the purposes of correcting spelling, grammar, dates, typographical errors, or as may otherwise be necessary to clarify the meaning of any provisions of any such document.

d. All other amendment, if any, shall require the written consent of fifty-five percent (55%) of the membership and a recorded amendment duly executed and notarized by such members.

Section 7. Rights of Declarant Incident to Construction. An easement is hereby retained by and granted to Declarant, its successors and assigns, for access, ingress and egress over, in, upon, under, and across any Common Area, including but not limited to the right to store materials thereon and to make such other use thereof as may be reasonably necessary or incidental to Declarant's or its designees' construction on the Property; provided, however, that no such rights or easements shall be exercised by Declarant in such a manner as to unreasonably interfere with the occupancy, use, enjoyment, or access by any Owner, his family members, guests, or invitees, to or of that Owner's Lot. Declarant, for itself and its successors and assigns, hereby retains a right to store construction materials on Lots owned by Declarant and to make such other use thereof as may be reasonably necessary or incidental for the purpose of the completion or improvement of the Property, the performance of Declarant's obligations hereunder, and the sale of the Lots. Any special declarant

rights created or reserved under this Article or elsewhere in this Declaration for the benefit of Declarant may be transferred to any person by an instrument describing the rights transferred and recorded in the office of the Clerk and Recorder for the County of Mesa. The rights of Declarant reserved in this Section 8 shall expire five (5) years after the recording of this Declaration. Such instrument shall be executed by Declarant and its transferee. Any rights granted to Declarant under this Declaration shall expire on the date which is ten (10) years from the recording date of this Declaration, unless otherwise provided herein.

Section 8. Easement for Encroachments. If any portion of a structure encroaches upon any Common Area or upon any adjoining Lot, or if any portion of any Common Area encroaches upon any Lot, including any future encroachments arising or resulting from the repair or reconstruction of a structure subsequent to its damage, destruction or condemnation, a valid easement on the surface and for subsurface support below such surface and for the maintenance of same, so long as it stands, shall and does exist.

Section 9. Easements for Irrigation and Drainage. An easement in gross is hereby granted and conveyed to the Association, its successors and assigns over, under, in and across the Lots of Horseshoe Ridge Subdivision, except those areas depicted as building envelopes on the Building Envelope Site Plan as recorded in the Mesa County Records, for the installation, operation and maintenance of irrigation ponds, ditches and irrigation lines and facilities reasonably required for the operation and maintenance of drainage and irrigation services for Horseshoe Ridge Subdivision. The Association shall exercise its easement rights in a reasonable and prudent manner after coordination with the owner of the servient estate.

Section 10. Registration by Owner of Mailing Address. Each Owner shall register his mailing address with the Association, and except for statements and other routine notices, all other notices or demands intended to be served upon an Owner shall be sent by either registered or certified mail, postage prepaid, addressed in the name of the Owner at such registered mailing address. However, if any Owner fails to so notify the Association of a registered address, then any notice or demand may be sent to such Owner at the address of such Owner's Lot. All notices, demands, or other notices intended to be served upon the Board of Directors of the Association or the Association shall be sent by certified mail, postage prepaid, c/o J. Richard Livingston, GOLDEN, MUMBY, SUMMERS, LIVINGSTON & KANE, LLP, P.O. Box 398, Grand Junction, Colorado 81502, until such address is changed by the Association.

IN WITNESS WHEREOF, Declarant has hereunto set its hand and seal as of the day and year first above written.

FARM DEVELOPMENT SERVICES, INC.

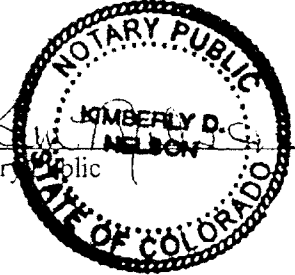
By: Ward B. Stult  
Title: President

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF MESA         )

The foregoing instrument was acknowledged before me this 3rd day of November, 2000, by Ward B. Stult, the President of Farm Development Services, Inc.

WITNESS my hand and official seal.  
My commission expires: 7-8-2003

[Signature]  
Notary Public

A circular notary seal for Kimberly D. Nelson, Notary Public, State of Colorado. The seal is stamped over the signature line.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land located in portions of Sections 28 and 33, Township 2 North, Range 2 West of the Ute Meridian and more particularly described as follows:

COMMENCING at the Southwest corner of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 33, Township 2 North, Range 2 West of the Ute Meridian, whence the Northwest corner of Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 33 bears North 89 degrees 43 minutes 29 seconds East, a distance of 1316.35 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence North 00 degrees 25 minutes 40 seconds East, a distance of 30.00 feet to the POINT OF BEGINNING; thence, along the West line of said NE1/4 NW1/4 of Section 33, North 00 degrees 25 minutes 40 seconds East, a distance of 1276.09 feet, to the Southwest Corner of the SE1/4 SW1/4 of said Section 28; thence, along the West line of the said SE1/4 SW1/4 of Section 28, North 00 degrees 16 minutes 27 seconds East, a distance of 1323.46 feet, to the Northwest corner of said SE1/4 SW1/4 of Section 28; thence, along the North line of of said SE1/4 SW1/4 and the SW1/4 SE1/4 of Section 28, North 89 degrees 37 minutes 42 seconds East, a distance of 2635.70 feet, to the Northeast corner of said SW1/4 SE1/4 of Section 28; thence, along the East line of said SW1/4 SE1/4 of Section 28, South 00 degrees 06 minutes 36 seconds West, a distance of 1319.82 feet, to the Southeast corner of said SW1/4 SE1/4 of Section 28; thence, along the East line of the NW1/4 NE1/4 of said Section 33, South 00 degrees 44 minutes 06 seconds West, a distance of 1313.94 feet, to the Northwest corner of the SE1/4 NW1/4 of said Section 33; thence, along the North line of the SE1/4 NE1/4 of said Section 33, North 89 degrees 44 minutes 07 seconds East, a distance of 563.21 feet; thence South 00 degrees 20 minutes 30 seconds West, a distance of 251.16 feet to a point at the centerline of the Grand Valley Canal; thence along the centerline of said Grand Valley Canal the following nine (9) courses: (1) South 82 degrees 35 minutes 35 seconds West, a distance of 12.20 feet; (2) South 75 degrees 06 minutes 08 seconds West, a distance of 396.97 feet; (3) South 80 degrees 53 minutes 46 seconds West, a distance of 233.35 feet; (4) South 84 degrees 57 minutes 06 seconds West, a distance of 824.32 feet; (5) South 87 degrees 34 minutes 27 seconds West, a distance of 157.17 feet; (6) South 88 degrees 30 minutes 59 seconds West, a distance of 85.83 feet; (7) South 80 degrees 35 minutes 45 seconds West, a distance of 151.43 feet; (8) South 85 degrees 43 minutes 44 seconds West, a distance of 76.06 feet; (9) South 88 degrees 29 minutes 50 seconds West, a distance of 44.61 feet, to a point on the East right-of-way line of 18-1/2 Road; thence, along said East right-of-way line the following two (2) courses: (1) North 00 degrees 56 minutes 53 seconds East, a distance of 508.55 feet (2) North 00 degrees 34 minutes 28 seconds East, a distance of 30.00 feet, to a point on the North right-of-way line of M-3/4 Road; thence, along said North right-of-way line the following two (2) courses: (1) South 89 degrees 42 minutes 41 seconds West, a distance of 30.00 feet (2) South 89 degrees 43 minutes 29 seconds West, a distance of 1316.43 feet to the POINT OF BEGINNING.

Said parcel containing an area of 177.070 Acres, as described.

EXCEPT those parcels for right-of-way purposes to Mesa County, as described in Book 2455, Pages 755 and 756, and Book 2581, Page 148 of the Mesa County Records.  
 (N Road right-of-way containing 3.636 acres)

LEAVING a total area of 173.434 acres.

1995775 05/11/01 0322PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00

**FIRST AMENDMENT  
OF THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS OF  
HORSESHOE RIDGE SUBDIVISION**

This FIRST AMENDMENT OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HORSESHOE RIDGE SUBDIVISION ("First Amendment") is made as of May 10, 2001, by FARM DEVELOPMENT SERVICES, INC., the Declarant and owner of more than 67% of the lots in of Horseshoe Ridge Subdivision.

A. Declarant has filed of record at Book 2767, Page 970, Mesa County Records, the Declaration of Covenants, Conditions and Restrictions of Horseshoe Ridge Subdivision ("Declaration").

B. In Article VII, Section 6, the Declaration provides for amendment by instrument duly executed by 67% of the owners of Horseshoe Ridge Subdivision.

Declarant, as the owner of more than 67% of Horseshoe Ridge Subdivision, hereby amends the Declaration as follows:

1. Article III, Section 6. Special Assessments for Common Driveway and Common Use Area shall be amended and restated to read as follows:

a. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of the common area facilities utilized by multiple lot owners for horse boarding and pasture provided that any assessments shall have the assent of fifty percent (50%) of the lot owners who have utilized the Common Driveway or Common Area for which the assessment is required. The special assessment shall not be assessed on those lot owners that are not using the areas designated as Common Driveway and/or Common Area. Special assessments shall be assessed only on those lot owners using the Common Driveway and/or Common Area.

b. Lot owners that were not previously users of the Common Driveway and/or Common Area that, by purchase or election, become users of the Common Driveway and/or Common Area shall be assessed an amount for prior assessment periods as follows: Assessments for structures and roadways including barns, corrals and fences shall be considered amortized over a period of 240 months. Assessments for equipment shall be considered amortized over a period of 84 months. New users

shall be assessed based on dividing the remaining unamortized assessments costs by the total number of lot owners that are considered as users of the Common Driveway or Common Area."

All other terms and conditions of the Declaration not expressly amended herein shall remain in full force and effect.

Executed as of the 10th day of May, 2001.

FARM DEVELOPMENT SERVICES, INC.

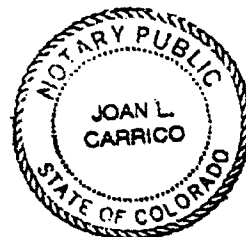
By: Leann B. Studt VP  
Leann B. Studt, Vice President

STATE OF COLORADO     )  
                                      ) ss.  
COUNTY OF MESA         )

The foregoing instrument was acknowledged before me this 10th day of May, 2001, by Leann B. Studt, Vice President of Farm Development Services, Inc.

WITNESS my hand and official seal.  
My commission expires:

Joan L. Carrico  
Notary Public



My Commission Expires  
October 24, 2002

**SECOND AMENDMENT  
OF THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS OF  
HORSESHOE RIDGE SUBDIVISION**

This SECOND AMENDMENT OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HORSESHOE RIDGE SUBDIVISION ("Second Amendment") is made as of February 6, 2007 by positive vote of 67 percent of the Owners of the Horseshoe Ridge Homeowners Association ("HOA").

A. On behalf of the Owners, the Horseshoe Ridge Board of Directors ("Board") has recorded at Book 2767, Page 970, Mesa County Records, the Declaration of Covenants, Conditions and Restrictions of Horseshoe Ridge Subdivision ("Declaration").

B. In Article VII, Section 6, the Declaration provides for amendment by instrument duly executed by 67% of the Owners of Horseshoe Ridge Subdivision.

In accordance with the above, the Owners hereby amend the Declaration as follows:

1. Article V, Section 17. Recreational Vehicles shall be amended and restated to read as follows:

No snowmobiles, all terrain vehicles, go-carts, **off-highway motorcycles or other off-highway vehicles** may be operated in, on or upon any portion of Horseshoe Ridge Subdivision, including public streets and roads, except all terrain vehicles may be operated by lot owners of legal driving age upon their lot for the purpose of maintaining landscape features and improvements situated upon such owner's lot, or, pursuant to authorization of the Association, all terrain vehicles may be operated on the Common Area for the purpose of maintaining the landscape features and improvements on the Common Area. This Section is not intended and shall not be construed to limit or prohibit lot owners from the operation of household tractors, lawnmowers and other similar household equipment for the maintenance of landscape or other improvements to their lot.

2. Article III, Section 1. Creation of the Lien and Personal Obligation of Assessments shall be amended and restated to read as follows:

Each owner of any Lot, including Declarant, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for private road and/or driveway maintenance and improvements if their Lot is served by the private road and/or a common driveway, **and for other purposes authorized by the Declaration**, to be

established and collected as hereinafter provided. The annual assessments, together with interest, late charges, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which such assessment is made. The obligation for such payments by each Owner to the Association is an independent covenant, with all amounts due from time to time payable in full without notice (except as otherwise expressly provided in this Declaration) on demand, and without setoff or deduction. The lien may be enforced by foreclosure of the defaulting Owner's Lot by the Association in like manner as a mortgage on real property. In any such foreclosure, the Owner shall be required to pay the costs and expenses of such proceedings, including reasonable attorney's fees. The Board of Directors or managing agent of the Association may prepare a written notice setting forth the amount of such unpaid indebtedness, the name of the Owner of the Lot and a description of the Lot. Such a notice shall be signed by one of the Board of Directors or by the managing agent of the Association and may be recorded in the office of the Clerk and Recorder of the County of Mesa, Colorado. The lien for each unpaid assessment attaches to each Lot at the beginning of each assessment period and shall continue to be a lien against such Lot until paid. The costs and expenses for filing any notice of lien shall be added to the assessment for the Lot against which it is filed and collected as part and lot thereof. Each assessment, together with interest, late charges, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the assessment became due. The personal obligation for delinquent assessments shall not pass from them. The Association's lien on a Lot for assessment shall be superior to any homestead exemption now or hereafter provided by the laws of the State of Colorado or any exemption now or hereafter provided by the laws of the United States. The acceptance of a deed to land subject to this Declaration shall constitute a waiver of the homestead and any other exemption as against said assessment lien.

3. Article III, Section 2, Purpose of Assessments shall be amended and restated to read as follows:

The assessments levied by the Association shall be used exclusively to promote the health, safety and welfare of the residents of the Property **for the purposes authorized by this Declaration** and, to the extent not performed by any applicable governmental entity, for the maintenance and construction of the common area open space and the irrigation water and ditch system serving the Property.

4. Article III, Section 3, Maximum Annual Assessment shall be amended and restated to read as follows:

a. Until commencement of the second annual assessment period, the maximum annual assessment shall be Three Hundred Fifty Dollars (\$350.00) per Lot.

b. *Effective with commencement of the second and each subsequent Association fiscal year, the maximum annual assessment may be increased by a vote of the Members over the amount established by the applications of the provisions of Section 3 (b) above for the next succeeding Association fiscal year and at the end of that year, for each succeeding Association fiscal year, provided that any such increase shall have the assent of two-thirds (2/3) of the Members who are voting in person or by proxy, at a meeting duly called for this purpose, written notice of which shall be sent to all Members not less than 30 days nor more than 60 days in advance of such meeting setting forth the purpose therefore. **provided, however, this subsection shall not apply to special assessments.***

5. Amendment To First Amendment Of The Declaration shall be amended and restated to read as follows:

1. Article III, Section 6. Special Assessments for Common Driveway and Common Use Area shall be amended and restated to read as follows:

c. **Special assessments may additionally be levied for any other purpose authorized by the Declaration.**

6. Article V, Section 22. Landscaping shall be amended and restated to read as follows:

a. **The ACCO shall review for approval all landscaping and site plans, including both initial landscaping and site plans and any modifications thereto. Landscaping plans must be submitted for ACCO approval on or before one (1) year following substantial completion of the home, or issuance of a certificate of occupancy, whichever first occurs. The landscaping plans shall include a schedule of completion such that the construction or installation of landscape and landscape features shall be completed on or before one (1) year following ACCO approval thereof. The landscape objective for Horseshoe Ridge Subdivision is to protect and preserve the existing rural, pastoral and natural character of the property. Planting of natural grasses and vegetation, including cottonwoods and three-leaf sumac is encouraged.**

b. **In the event the owner of any lot fails to submit landscaping and site plans within the one (1) year period set forth in subparagraph a of this Section 22, then the Horseshoe Ridge Homeowners Association may, but shall have no obligation to, create and submit a landscape or site plan to the ACCO on behalf of the owner, and the Association is specifically authorized to engage on behalf of the lot owner a landscape designer to prepare such landscape and site plans. In the event the owner fails or refuses to construct or install landscaping on or before one (1) year following**

ACCO approval thereof, then the Association may, but without having any obligation to do so, construct or install landscaping in accordance with the approved landscaping plan, and the Association is specifically authorized to engage on behalf of said lot owner a landscape contractor to install landscape improvements.

c. Any owner for whom landscape and site plans are prepared by the Association, or for whom landscape improvements are installed or constructed by the Association, shall pay in full all costs and expenses therefore on or before thirty (30) days following the submission of an invoice billing for the same, whether submitted by a contractor engaged by the Association for such purpose, or directly by the Association. If such invoice is not paid on or before thirty (30) days of its date, then the Association may levy a special assessment against the owner pursuant to Article III, Section 6. The Association shall have all remedies provided by the Declaration, the Common Interest Act and the Association's Rules and Regulations for the collection of the same, including a lien to secure payment thereof.

All other terms and conditions of the Declaration not expressly amended herein shall remain in full force and effect.

Executed as of the 10<sup>th</sup> day of June, 2007.

HORSESHOE RIDGE BOARD OF DIRECTORS  
HORSESHOE RIDGE HOMEOWNERS ASSN.

By: Amy E. Carruth  
Amy E. Carruth, President

STATE OF COLORADO     )  
  )ss.  
COUNTY OF MESA         )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of June, 2007, by Amy E. Carruth, President of the Horseshoe Ridge Board of Directors.

WITNESS my hand and official seal,  
My commission expires:



My Commission Expires 06/04/2009

Shawna L. Wilkins  
Notary Public

THIRD AMENDMENT  
OF THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS OF  
HORSESHOE RIDGE SUBDIVISION

This THIRD AMENDMENT OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HORSESHOE RIDGE SUBDIVISION ("Third Amendment") is made as of JUNE 13, 2018, by the affirmative vote of sixty-seven percent (67%) of the Members of the Horseshoe Ridge Homeowners Association ("Association").

A. On behalf of the Members, the Horseshoe Ridge Board of Directors ("Board") has recorded the Declaration of Covenants, Conditions and Restrictions of Horseshoe Ridge Subdivision at Book 2767, Page 970, Mesa County Records, and recorded the first amendment at Book 2849, Page 67, Mesa County Records, and the second amendment at Book 4441, Page 86, Mesa County Records (collectively, the "Declaration").

B. In Article VII, Section 6, the Declaration provides for amendment by instrument duly executed by 67% of the Members of Horseshoe Ridge Subdivision.

In accordance with the above, the Members hereby amend the Declaration as follows:

1. Article V, Section 1, General shall be amended to read in its entirety as follows:

Section 1. General. All of said lots shall be used only for residential, non-commercial purposes, except as expressly provided by the Declaration. Only detached single family dwellings may be constructed on any lot, and only one per lot. Every dwelling shall have a private garage for no less than two cars. A caretaker or "mother-in-law" unit attached to the primary residence shall be allowed if authorized under the then existing zoning for the property.

2. A new Section 28 is added to Article V, to read in its entirety as follows:

Section 28. Leasing.

a. A Member may lease his or her property to a third party ("Tenant") in compliance with this Section. All lease agreements (any, a "Lease") must be in writing. The Member shall submit the Lease to the Board at least fourteen (14) days prior to the commencement of the Lease term, and shall submit any extension of the Lease to the Board at least fourteen (14) days prior to the commencement of the extended term. The Board may require the use of its



approved lease form or the insertion of particular provisions consistent with the Declaration and Rules and Regulations. All Leases may only be for residential occupancy, with a term of no less than six (6) months, and no subletting shall be permitted. All Leases must obligate the Tenant to abide by the Declaration and any Rules and Regulations in effect during the term of the Tenant's occupancy of the property, and any violation by the Tenant shall be an event of default under the Lease. After notice and a hearing, the Board may require the Member to evict any Tenant who has repeatedly violated any provision of this Declaration, or any Rules and Regulations. No time-sharing or other forms of interval ownership shall be permitted, nor shall hotel, boarding house, short term leasing, or vacation rental be permitted. The Association shall be empowered to adopt and publish rules and regulations to enforce or apply this Section.

In all other respects, the Declaration of Covenants, Conditions and Restrictions of Horseshoe Ridge Subdivision, as amended by first and second amendment, shall remain in full force and effect.

Executed as of the 13 day of July, 2018.

HORSESHOE RIDGE HOMEOWNERS ASSOCIATION,  
a Colorado nonprofit corporation

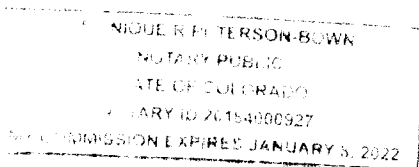
By: [Signature]  
Print Name: Scott G. Smith  
Title: Board President

STATE OF COLORADO           )  
  ) ss.  
COUNTY OF MESA            )

The foregoing instrument was acknowledged before me this 13 day of July, 2018, by Scott G. Smith, as Board President of the Horseshoe Ridge Homeowners Association.

Witness my hand and official seal.

My commission expires: January 3, 2022



[Signature]  
Notary Public

FORTH AMENDMENT  
OF THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS OF  
HORSESHOE RIDGE SUBDIVISION

This FOURTH AMENDMENT OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HORSESHOE RIDGE SUBDIVISION ("FOURTH Amendment") is made as of October 12, 2018, by the affirmative vote of sixty-seven percent (67%) of the Members of the Horseshoe Ridge Homeowners Association ("Association").

A. On behalf of the Members, the Horseshoe Ridge Board of Directors ("Board") has recorded the Declaration of Covenants, Conditions and Restrictions of Horseshoe Ridge Subdivision at Book 2767, Page 970, Mesa County Records, and recorded the first amendment at Book 2849, Page 67, Mesa County Records, and the second amendment at Book 4441, Page 86, Mesa County Records (collectively, the "Declaration").

B. In Article VII, Section 6, the Declaration provides for amendment by instrument duly executed by 67% of the Members of Horseshoe Ridge Subdivision.

In accordance with the above, the Members hereby amend the Declaration as follows:

1. Article V, Section 9, Pets shall be amended to read in its entirety as follows:

Section 9. Pets. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except as provided in this paragraph. Dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for commercial purposes. All pets must be controlled and contained so that they do not become a nuisance to the neighborhood and do not run at large or endanger or harass other animals or wildlife. Any uncontained pet must be on a leash under the control of a responsible individual. Large animals may be kept on Lots and shall not exceed one large animal per acre per Lot. The location and plans for any barns or corrals must be approved by the ACCO. Arenas or other horse riding or exercise areas must be dust free. Chickens may be kept as pets, with no commercial benefit, under the following conditions: Each property is limited to no more than 6 hens, no roosters are allowed, at any time. Prior to purchasing chickens, the owner agrees to ACCO review and approval of the required coop/henhouse where the hens will be kept at night. Chickens are not allowed to range in the front yard of any property, nor are they allowed to have access to any of the roads or driveways in the subdivision. Ranging is only allowed within an adequately fenced and ACCO approved portion of the backyard. The property owner assumes the responsibility to maintain their chickens, and associated structures in a manner that does not interfere with other owner's rights to enjoyment of their property. Therefore the owner agrees to also perform all reasonable efforts

necessary to minimize offensive odors, noise or dust. ACCO review and approval will follow the recommended guidelines detailed in the website: [www.thehappychickencoop.com](http://www.thehappychickencoop.com). The Association shall be empowered to adopt and publish rules and regulations to enforce or apply this Section.

In all other respects, the Declaration of Covenants, Conditions and Restrictions of Horseshoe Ridge Subdivision, as amended by first, second and third amendment, shall remain in full force and effect.

Executed as of the 12<sup>th</sup> day of October, 2018.

HORSESHOE RIDGE HOMEOWNERS ASSOCIATION,  
a Colorado nonprofit corporation

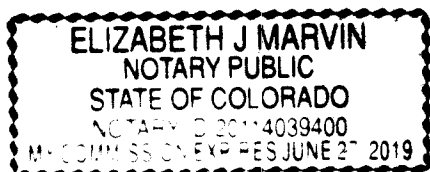
By: [Signature]  
Print Name: Scott Gookley  
Title: BOB PRESIDENT

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF MESA            )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of October, 2018, by Scott Gookley, as President of the Horseshoe Ridge Homeowners Association.

Witness my hand and official seal.

My commission expires: June 27, 2019



[Signature]  
Notary Public