

2

FIRST AMENDMENT TO ARCHITECTURAL AND LANDSCAPE GUIDELINES

For Edgemont Meadows

THIS FIRST AMENDMENT TO ARCHITECTURAL AND LANDSCAPING GUIDELINES for Edgemont Meadows ("First Amendment to Architectural Guidelines") is made effective the 28 day of August, 2017.

Recitals

A. Pursuant to Section 4.4.1 of the Covenants Conditions and Restrictions for Edgemont Meadows (recorded on April 5, 2017 as Reception No. 1126386 of the records of the La Plata County, Colorado Clerk and Recorder's office), the Declarant, Highlands Holding Corporation, has the authority to amend the Architectural and Landscape Guidelines for Edgemont Meadows, so long as it owns any portion of or has the right to Expand Edgemont Meadows; and

B. Declarant currently owns portions of Edgemont Meadows and has the right to expand Edgemont Meadows; and

C. Declarant by this First Amendment to Architectural Guidelines intends to make amendment to the house siting setback standards.

AMENDMENT

Section 4.D of the Architectural Guidelines is hereby amended to provide that for lots less than 10,000 square feet in area the front setback is 20', the side setback is 5' (unless the recorded Plat shows a 10' utility easement along such side boundary, in which case that side boundary setback shall be 10' and coincidental with the utility easement) and the rear setback shall be 10'.

Except as amended by the First Amendment to Architectural Guidelines, all other provisions of the Architectural Guidelines remain unchanged and in full force and effect.

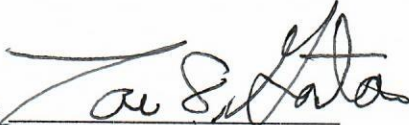
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Return to: Highlands Holding Corporation
P.O. Box 2327 Durango, CO 81302

IN WITNESS WHEREOF, Declarant executes this First Amendment to Architectural and Landscape Guidelines for Edgemont Meadows effective the day and year first written above.

DECLARANT

Highlands Holding Corporation, a Colorado Corporation

By: 

Tom D. Gorton, President

STATE OF COLORADO)


COUNTY OF LA PLATA)

The foregoing instrument was acknowledged before me this 28 day of August, 2017 by Tom D. Gorton, as President of Highlands Holding Corporation, a Colorado Corporation.

Witness my hand and official seal.

My commission expires: 5-28-18




NOTARY PUBLIC