

**FIRST AMENDMENT TO THE
DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS
FOR RIDGEWOOD HEIGHTS, GRAND JUNCTION, COLORADO**

This First Amendment to the Declaration of Restriction, Covenants and Easements for Ridgewood Heights, Grand Junction, Colorado (the "Declaration") is made this 20th day of January, 2017, by the members of the Ridgewood Heights Homeowner's Association, Inc. (the "Association"), in accordance with Article 17 of the Declaration, and in accordance with C.R.S. 38-33.3-217(1)(a)(I).

WHEREAS, the Declaration was recorded in the office of the County Clerk and Recorder of Mesa County, Colorado on August 21, 2007, at Reception Number 2397244 and provided for 71 lots for the Ridgewood Heights Subdivision;

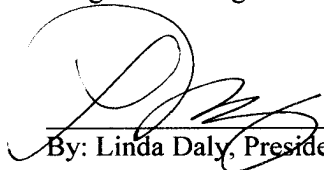
WHEREAS, the members of the Association wish to amend certain provisions of the Declaration, as described below;

NOW THEREFORE, pursuant to the consent and vote of at least 67% of the lots of the Subdivision, the President of the Association has executed this First Amendment to the Declaration and caused it to be recorded in the Office of the County Clerk and Recorder for Mesa County, Colorado, as provided for in Article 17 of the Declaration and in accordance with C.R.S. 38-33.3-217(1)(a)(I). The amendment is as follows:

1. In Article 7, Section 7.2, the following sentences are removed: "Except for Directors appointed by Declarant under Section 20.2, no Director may serve for more than two (2) consecutive terms. Directors' terms are staggered, such that the terms of two (2) Directors expire at the end of one year, and the terms of the other three (3) Directors terminate at the end of the following year."
2. The effect of this First Amendment is to remove term limits of directors and the intent of the members approving this First Amendment is to permit directors to serve for as many terms as they wish, unless removed by other provision of the Declaration, which are not affected by this First Amendment.

The President of the Association by executing this First Amendment to the Declaration, does certify and attest that this document was approved by the owners of at least sixty-seven percent of the existing lots in the Subdivision in accordance with C.R.S. 38-33.3-217 and Article 17.1(b) of the Declaration. Inasmuch as approval of Declarant under the Declaration is required, the President of the Association by executing this First Amendment likewise certifies and attests that Declarant approves of this First Amendment.

Ridgewood Heights Homeowner's Association, Inc.


By: Linda Daly, President

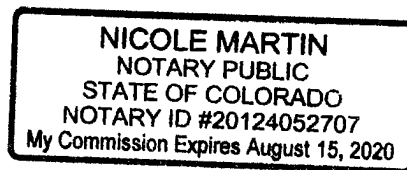
State of Colorado)
)
County of Mesa)

The foregoing instrument was acknowledged before me this 8th day of February,
2017 by Linda Daly, President of Ridgewood Heights Homeowner's Association, Inc.

My commission expires:

Nicole Martin
Notary Public

August 15, 2020



**SECOND AMENDMENT TO THE
DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS
FOR RIDGEWOOD HEIGHTS, GRAND JUNCTION, COLORADO**

This Second Amendment to the Declaration of Restriction, Covenants and Easements for Ridgewood Heights, Grand Junction, Colorado (the "Declaration") is made this 20th day of January, 2017, by the members of the Ridgewood Heights Homeowner's Association, Inc. (the "Association"), in accordance with Article 17 of the Declaration, and in accordance with C.R.S. 38-33.3-217(1)(a)(I).

WHEREAS, the Declaration was recorded in the office of the County Clerk and Recorder of Mesa County, Colorado on August 21, 2007, at Reception Number 2397244 and provided for 71 lots for the Ridgewood Heights Subdivision;

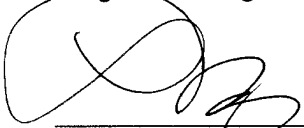
WHEREAS, the members of the Association wish to amend certain provisions of the Declaration, as described below;

NOW THEREFORE, pursuant to the consent and vote of at least 67% of the lots of the Subdivision, the President of the Association has executed this Second Amendment to the Declaration and caused it to be recorded in the Office of the County Clerk and Recorder for Mesa County, Colorado, as provided for in Article 17 of the Declaration and in accordance with C.R.S. 38-33.3-217(1)(a)(I). The amendment is as follows:

1. In Article 10, Section 10.2.2, the following portion is removed: "(c) have a term of at least ninety (90) days (and may be on a month-to-month basis after that)".
2. In place of the removed portion described above, the following is inserted: "(c) have a term of at least six (6) months, and must have renewal terms of at least six (6) months after that."
3. The effect of such amendment and the intent of the approving owners is that leases shall be for a term of at least six months and that renewal periods shall be for a term of at least six months.

The President of the Association by executing this Second Amendment to the Declaration, does certify and attest that this document was approved by the owners of at least sixty-seven percent of the existing lots in the Subdivision in accordance with C.R.S. 38-33.3-217 and Article 17.1(b) of the Declaration. Inasmuch as approval of Declarant under the Declaration is required, the President of the Association by executing this Second Amendment likewise certifies and attests that Declarant approves of this Second Amendment.

Ridgewood Heights Homeowner's Association, Inc.



By: Linda Daly, President

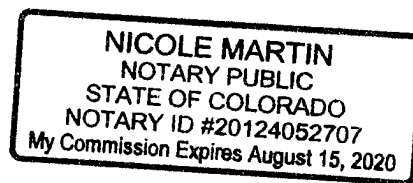
State of Colorado)
)
County of Mesa)

The foregoing instrument was acknowledged before me this 8th day of February,
2017 by Linda Daly, President of Ridgewood Heights Homeowner's Association, Inc.

My commission expires:

Nicole Martin
Notary Public

August 15, 2020



**THIRD AMENDMENT TO THE
DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS
FOR RIDGEWOOD HEIGHTS, GRAND JUNCTION, COLORADO**

This Third Amendment to the Declaration of Restriction, Covenants and Easements for Ridgewood Heights, Grand Junction, Colorado (the "Declaration") is made this 25 day of January, 2019, by the members of the Ridgewood Heights Homeowner's Association, Inc. (the "Association"), in accordance with Article 17 of the Declaration, and in accordance with C.R.S. 38-33.3-217(1)(a)(I).

WHEREAS, the Declaration was recorded in the office of the County Clerk and Recorder of Mesa County, Colorado on August 21, 2007, at Reception Number 2397244 and provided for 71 lots for the Ridgewood Heights Subdivision;

WHEREAS, the members of the Association wish to amend certain provisions of the Declaration, as described below;

NOW THEREFORE, pursuant to the consent and vote of at least 67% of the lots of the Subdivision, the President of the Association has executed this Third Amendment to the Declaration and caused it to be recorded in the Office of the County Clerk and Recorder for Mesa County, Colorado, as provided for in Article 17 of the Declaration and in accordance with C.R.S. 38-33.3-217(1)(a)(I). The amendment is as follows:

1. In Article 9, Section 9.2.2(a), the following word is removed: "foundation,". Section 9.2.2(a) shall read in its entirety as follows: "exterior surfaces of the Residences, including (and limited to) exterior walls and roofs,"
2. In Article 9, Section 9.2.2(b), the word "fences" is removed and the section is amended to read as follows: "the exterior fence installed in 2008 prior to the construction of individual units."
3. Article 9, Section 9.2.2(e) Party Walls, is removed in its entirety.
4. The effect of the amendment in paragraph 1, 2, and 3, and the intent of the approving owners, is that foundations of the Residences, as defined by the Declaration, shall not be Association-Maintained Owner Improvements; that the fence to be maintained by the association is the exterior fence installed in 2008 prior to the construction of individual units; and that the term Party Walls be removed because no party walls exist within the Association.

The President of the Association by executing this Third Amendment to the Declaration, does certify and attest that this document was approved by the owners of at least sixty-seven percent of the existing lots in the Subdivision in accordance with C.R.S. 38-33.3-217 and Article 17.1(b) of the Declaration. Inasmuch as approval of Declarant under the Declaration is required, the President of the Association by executing this Third Amendment likewise certifies and attests that Declarant approves of this Third Amendment.

Ridgewood Heights Homeowner's Association, Inc.

Vonnie Folkers
By: Vonnie Folkers, President

State of Colorado)
)
County of Mesa)

The foregoing instrument was acknowledged before me this 25th day of January, 2019 by Vonnie Folkers, President of Ridgewood Heights Homeowner's Association, Inc.

My commission expires:

10-18-22

Edna D. Wiltgen
~~#KAT~~ Dianne E. Wiltgen
Notary Public

