

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
FOR
WOODLAND PARK TOWNHOMES
(a Planned Community of Townhomes which
is part of Woodland Park Estates P.U.D.,
a Planned Community)**

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for WOODLAND PARK TOWNHOMES, was recorded August 7, 1997, at Reception No. 97051211 of the Larimer County, Colorado, records ("the Declaration"). Capitalized terms used in this Amendment shall have the meaning given such terms in the Declaration.

WHEREAS, WOODLAND PARK TOWNHOMES OWNER'S SUBASSOCIATION ("the Subassociation"), is a Colorado nonprofit corporation which governs the administration of the Declaration. All of the Owners of Lots within the Properties are Members of the Subassociation.

WHEREAS, the Board of Directors of the Subassociation has determined that certain amendments and modifications should be made to the Declaration.

WHEREAS, Article XXIII, Section C of the Declaration provides that the Declaration may be altered or amended at any time by a vote of 67% or more of the votes entitled to be cast by all Owners through a duly written and recorded instrument.

WHEREAS, the Persons who are signatories to this First Amendment are entitled to cast 67% or more of the votes of all Owners within the Subassociation.

WHEREAS, there are no "Mortgagees" as that term is defined in Article II, Section 17 of the Declaration, who have a security interest in a Townhome and who have provided written notice of such interest to the Subassociation.

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✓ James Martell
222 W. Magnolia
Ft. Collins, CO 80521

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NOW, THEREFORE, the Subassociation hereby publishes and declares that the Declaration shall be amended as hereinafter provided; that the Real Estate as described in the Declaration shall be held, sold, conveyed, and occupied subject to the covenants, conditions, restrictions, uses, and obligations set forth in the Declaration as hereinafter amended; and that the Declaration as hereinafter amended shall run with the land and shall be binding upon and inure to the benefit of all persons and entities presently owning or subsequently acquiring any interest in the Real Estate, their grantees, heirs, personal representatives, successors, and assigns.

I. Article XI, Section E of the Declaration is hereby amended and restated in its entirety as follows:

Section E.: Limitations on Leasing. No Townhome may be leased to or occupied by, any person except the Townhome Owner, his or her issue, and their respective spouses or persons with whom they are having a significant relationship similar to that of a spouse.

IN WITNESS WHEREOF, the Subassociation, by and through its Board of Directors, has adopted the foregoing Amendment to the Declaration, which Amendment has been approved by Owners of Lots to which sixty-seven percent (67%) or more of the votes in the Subassociation are allocated as evidenced by the written, notarized consents attached hereto and incorporated herein by reference.

DATED this 11TH day of DECEMBER, 2001.

WOODLAND PARK TOWNHOMES
OWNER'S SUBASSOCIATION,
a Colorado nonprofit corporation

BY: [Signature]
JON M. SURBECK, President

ATTEST: [Signature]
CHRISTINE CRUSE, Secretary

