

FIRST AMENDMENT TO
COTTONWOOD POINT P.U.D.
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS FIRST AMENDMENT to Cottonwood Point P.U.D. Declaration of Covenants, Conditions and Restrictions is made this 1st day of October, 1987, by Declarant and Charles D. and Cynthia Ann Bowling, Scott T. and Nancy V. Baker, John L. and Tschudy G. Schmidt, J. Spencer and Elizabeth Van Alsbury, Joan Primm, Jerome D. and Constance A. Carr, Thomas K. and Nancy S. Moore, John K. and Delores J. Stille, William B. and Roberta Cook, William and Janet Thornton, Kenneth R. and Marilyn J. Pastor, Holz Land Co., a Colorado corporation, Clinton A. and Janet A. Prust, Elizabeth Jan Gillespie, Robert J. Weakley, John William and Dana Sandifer Darrough, William W. Iverson, Thomas J. and Virginia Gleason, Arvid and Beverly Bloom, Herbert and Margery Boardman and Donald B. Wells.

WHEREAS, Declarant has previously filed of record the Cottonwood Point P.U.D. Declaration of Covenants, Conditions and Restrictions (the "Declaration") with the Clerk and Recorder of Larimer County, Colorado, on September 24, 1986, at Reception No. 86055169; and

WHEREAS, pursuant to Article XV, Section 5, of the Declaration, the undersigned wishes to amend the Declaration to modify the fire sprinkler system requirements; and

WHEREAS, the undersigned represent that they are owners of at least eighty (80%) percent of the property subject to the Declaration, and approve the amendment of the aforesaid Declaration.

NOW, THEREFORE, The Declaration is hereby amended as follows:

1. The last sentence of Article VII, Section 2 is hereby amended to read as follows:

"In addition, all improvements constructed on any lot in Block 3, Cottonwood Point P.U.D. shall have a fire sprinkler system installed in accordance with Poudre Valley Fire Authority."

2. Except as provided herein, all terms, covenants, conditions, restrictions, delegations, and obligations contained in the Declaration are republished and reaffirmed.

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Dated the date set forth above.

DECLARANT: EVERITT ENTERPRISES LIMITED PARTNERSHIP NO. 1
a Colorado limited partnership
By: EVERITT ENTERPRISES, INC. a
Colorado corporation

By: Gerald R. Haxton
Gerald R. Haxton, President

Attest:

By: Tracy Hozie
Tracy Hozie, Assistant Secretary

STATE OF COLORADO:
COUNTY OF LARIMER:

Subscribed and sworn to before me this 22nd day of
February, 1988, BY Gerald R. Haxton as President and Tracy Hozie
as Assistant Secretary of Everitt Enterprises, Inc., a Colorado
corporation, general partner of Everitt Enterprises Limited Partnership
No. 1, a Colorado limited partnership.

My commission expires: My commission expires August 25, 1991

By: Gene Fiegler
Notary Public
3000 South College
Fort Collins, CO 80525

