

81070475

EXHIBIT A
TO DECLARATION PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS
THE RIDGES AT LOOKOUT MOUNTAIN,
JEFFERSON COUNTY, COLORADO

Lots 141, 143 to 150, inclusive, Lots 152 to 160,
inclusive, Paradise Hills Estates, Unit 3, accord-
ing to the recorded plat thereof in Jefferson
County, Colorado

The foregoing instrument was acknowledged to me by _____
on this _____ day of _____, 19____, at _____
City and County of _____, Colorado, as Vice-President and _____
of Paradise Hills, Inc., a Colorado corporation.

Witness my hand and official seal

My commission expires _____

1100 Exchange Street
Golden, Colorado 80401



81077300

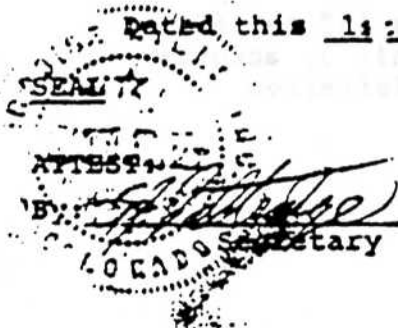
OCT 21 11 31

County of Jefferson State of Co.

RATIFICATION OF DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RIDGES AT LOOKOUT MOUNTAIN, JEFFERSON COUNTY, COLORADO

THE UNDERSIGNED, as the holder of the Deed of Trust, dated January 28, 1981, recorded February 3, 1981, at Reception no. 81007884, does hereby consent to, join in and ratify the Declaration of Protective Covenants, Conditions and Restrictions for The Ridges at Lookout Mountain, Jefferson County, Colorado dated the 21st day of September, 1981, and recorded the 24th day of September, 1981, at Reception no. 81070475, Jefferson County, Colorado, which Declaration was executed by Viewpoint Associates, a Colorado limited partnership as "Declarant".

Dated this 13 day of October, 1981.



PARADISE HILLS, INC.,
a Colorado corporation

By: R. A. Williams
Vice-President

STATE OF COLORADO)
CITY AND) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 5th day of October, 1981, by R. A. Williams, as Vice-President and F. J. Pattridge as Secretary of Paradise Hills, Inc., a Colorado corporation.

Witness my hand and official seal.

My commission expires October 21, 1983

Donnie M. Peterson
Notary Public

address:

1200 Arapahoe Street
Golden, Colorado 80401



FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RIDGES AT LOOKOUT MOUNTAIN, JEFFERSON COUNTY, COLORADO

THIS FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RIDGES AT LOOKOUT MOUNTAIN, JEFFERSON COUNTY, COLORADO is made this 19th day of January, 1982, by VIEWPCINT ASSOCIATES, a Colorado limited partnership, as Developer (hereinafter referred to as the "Declarant").

R E C I T A L S :

A. On the 24th day of September, 1981, the Declarant recorded a Declaration of Protective Covenants, Conditions and Restrictions for The Ridges at Lookout Mountain, Jefferson County, Colorado at Reception No. 81070475 (the "Declaration") in the records of the Clerk and Recorder of Jefferson County, Colorado, for certain real property situated in the County of Jefferson, State of Colorado, more particularly described therein (the "Property").

B. The Property described on Exhibit A attached to the Declaration, set forth the name of the Subdivision to be Paradise Hills Estates, Unit 3.

C. The correct name of the Subdivision is in fact Paradise Hills - Unit 3.

D. Pursuant to Article 8, paragraph D of the Declaration, the Developer may amend the Declaration within the first 5 years after the date of the Declaration.

E. The Developer desires to amend the description of the Property as set forth on Exhibit A attached to the Declaration, in its entirety.

NOW, THEREFORE:

1. Exhibit A to the Declaration is hereby amended so as to refer to the property described on Exhibit A attached hereto, incorporated herein and made a part hereof by this reference, as the property subjected to the Declaration.
2. Except as expressly stated herein, all other terms and provisions of the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

VIEWPOINT ASSOCIATES,
a Colorado limited partnership

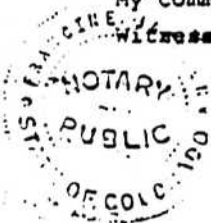
By: [Signature]
Harvey E. Deutsch, as
general partner

STATE OF COLORADO)
CITY AND) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 19th day of January, 1982 by Harvey E. Deutsch as general partner on behalf of Viewpoint Associates, a Colorado limited partnership.

My commission expires: My Commission Expires June 9 1985

Witness my hand and official seal.



[Signature]
Notary Public
Address: Francine Jackson
633 17th Street #2300
Denver, CO 80202

82004835

EXHIBIT A

Lots 141, 143 to 150, inclusive, Lots 152 to 160, inclusive, Paradise Hills - Unit 3, according to the recorded plat thereof in Jefferson County, Colorado.

RECORDED IN
COUNTY OF JEFFERSON
STATE OF COLORADO
RECEPTION NO. 88107775
11/03/88 10:55 9.00

**SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS
CONDITIONS AND RESTRICTIONS
FOR THE RIDGES AT LOOKOUT MOUNTAIN,
JEFFERSON COUNTY, COLORADO**

R E C I T A L S :

A. On September 24, 1981, Viewpoint Associates, a Colorado general partnership, as the owner of certain real property, recorded a Declaration of Protective Covenants at Reception No. 81070475, Records of the Clerk and Recorder, Jefferson County, Colorado. An Amendment thereto was recorded January 22, 1982, at Reception No. 82004835.

B. Said Declaration provides that for the first five years after the date of Declaration, the Developer, Viewpoint Associates, shall have the power and right to amend the Declaration (Article Eight, Paragraph D thereof).

C. In the alternative, in accordance with Article Eight, Paragraph B of the Declaration, Viewpoint Associates, as the owner of more than two-thirds of the Lots (as defined in the Declaration), may amend the Declaration.

D. Whereas a Second Amendment was recorded, as an Attachment to a separate document, on April 23, 1984, at Reception No. 84036382.

E. The purpose of this Second Amendment is to ratify such Second Amendment as recorded as such Attachment.

NOW, THEREFORE, the Declaration shall be amended, effective as of March 19, 1984, as follows: -

A. Article Four, Paragraph 13, is hereby amended to provide that the conservation techniques required therein shall be applicable to all lots regardless of the source of the domestic water supply, i.e., well water or a central water distribution system and shall continue to be applicable to each lot served by a central water distribution system whether or not the Court Order referred to in that Paragraph 13 is modified or a new Court Order authorizes irrigation and outside water use on lots served by wells.

B. Article Four, Paragraph 32, is hereby amended by the addition of a new paragraph (c) to read as follows:

(c) In the event that a central water distribution system is established to serve the lots or any lot and is utilized thereon, the water

utilization of such system shall be restricted as follows:

- (1) No outdoor watering will be permitted except when needed to establish drought resistant or indigenous species of plants and the lots are to be landscaped accordingly; and
- (2) No irrigation systems, lawns or swimming pools will be permitted.

C. Article Eight, Paragraph B, is hereby amended by the addition of the following Paragraph 3:

3. Enforcement by Water District. In the event any municipal or quasi-municipal water district has commenced to deliver water to any lots or lot, then such district shall be entitled to enforce the provisions of this Declaration and its covenants, conditions, and restrictions that are intended to limit, or have the effect of limiting, water consumption on such lots or lot, including without limitation, the provisions of paragraphs 13, 26, and 32, as if such district were the Developer, the Association, the Committee, or any Lot Owner.

D. Article Eight, Paragraph D, is hereby amended by the addition of a new unnumbered paragraph at the end thereof, reading as follows:

Notwithstanding any provision herein to the contrary, the provisions of this Declaration and its covenants, conditions, and restrictions that are intended to limit, or have the effect of limiting, water consumption on such lots or lot, including without limitation, the provisions of paragraphs 13, 26, and 32, may not be amended, with respect to any lot or lots, without the written consent of any municipal or quasi-municipal water district that has granted any tap right with respect to such lots or lot or has commenced to deliver water thereto prior to such amendment.

DATED AS OF the 19th day of March, 1984.

VIEWPOINT ASSOCIATES, a
Colorado general partnership

By: 

David A. Clinger,
General Partner

