

LIMITED AMENDMENT TO THE AMENDED, RESTATED, AND  
CONSOLIDATED DECLARATION OF PROTECTIVE COVENANTS  
FOR  
BEAR CREEK AT SOUTH FORK RANCHES  
(FILINGS 1-4)

THIS AMENDMENT is made this 11 day of July, 2022

RECITALS

- A. South Fork Ranches, LLC did cause to be created the BEAR CREEK AT SOUTH FORK RANCHES PROPERTY OWNERS ASSOCIATION, INC. ("Community") which Community did amend and restate the original declarations by recording an Amended and Restated Declaration of Covenants, Conditions and Restrictions of Bear Creek at South Fork Ranches Property Owners Association, Inc., in the real property records of the County of Rio Grande, State of Colorado, at Reception No. 201000409119, on July 20, 2010 (the "Declaration").
- B. The Declaration provides for and allows for this Limited Amendment to the Declaration of Covenants, Conditions, and Restrictions of Bear Creek at South Fork Ranches Property Owners Association, Inc., (the "Amendment") in Article 9, Section 9.4, which provides as follows:

Amendment of Declaration by Owners. Any provision, covenant, condition, restriction or equitable servitude contained in this Declaration may be amended, revised, removed or repealed, and new provisions, covenants, conditions, restrictions or equitable servitudes may be added, at any time and from time to time upon approval of at least a majority of all votes in the Association and with the written consent of the Association. Notice of any meeting at which a proposed amendment will be considered shall state the fact of consideration and the subject matter of the proposed amendment. The amendment or repeal shall be effective upon the recordation in the office of the Clerk and Recorder of Rio Grande County of a certificate setting forth the amendment in full and certifying that the amendment has been approved as set forth above and containing the written consent and approval of the Association.

- C. All Owners are aware of the provisions of the Declaration allowing for amendment, by virtue of the record notice of the Declaration, by acts and disclosures, newsletters or notices of the Association and by other means.
- D. This Limited Amendment has been prepared and determined by the Association and by the Owners that have approved this Limited Amendment to be reasonable and not burdensome.
- E. The purpose of this Limited Amendment is to prohibit camping on unimproved Lots.
- F. The undersigned, being the President of the Association, hereby certify that Owners representing at least a majority of the Association votes have consented and agreed to this Limited Amendment.
- G. As amended by this Limited Amendment, this amendment shall become part of and incorporated into the "Declaration."

NOW THEREFORE, the Declaration is hereby amended as follows:

- I. Article 5, Section 5.14 is hereby deleted in its entirety and replaced as follows:  
  
Section 5.14 Camping: No camping is allowed on Unimproved Lots (as defined in the Protective Covenants).
- II. NO FURTHER AMENDMENTS. Except as expressly amended herein, the Declaration shall remain unchanged and in full force and affect.

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NO FURTHER TEXT THIS PAGE

IN WITNESS WHEREOF, this Amendment is executed by the undersigned.

BEAR CREEK AT SOUTH FORK RANCHES  
PROPERTY OWNERS ASSOCIATION, INC., a  
Colorado nonprofit corporation

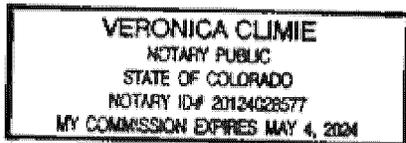
By: *[Signature]*

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF Rio Grande    )

The foregoing was acknowledged before me this 11 day of July,  
2022, by Bear Creek at South Fork Ranches Property Owners Association, Inc.,  
Russell Cowman, as President of

Witness my hand and official seal.

My commission expires: May 4, 2024



*[Signature]*  
Notary Public

AFTER RECORDING RETURN TO:  
Altitude Community Law P.C.  
555 Zang Street, Suite 100  
Lakewood, CO 80228  
Attn: DAF