

**AMENDMENT TO PROTECTIVE COVENANTS OF
Locke Mountain Ranch
November 2010**

This covenant article will be eliminated in its entirety:

"XIV. FEES AND ENFORCEMENT: All parcels within Locke Mountain Ranch shall be subject to assessment for Property Owners Association fees in an amount to be determined by the Association. Assessments may be increased only by majority vote of the members of the Association. In no event shall Assessments exceed \$295.00 per year except that this amount may be increased by the greater of 12% per annum or the percentage increase, if any, in the "Consumer Price Index-All Urban Consumers" for Denver, Colorado, between January 1 of the year in question and of the preceding year. Any increase in Association dues will also require written assurance that any such increase will not cause additional regulatory or other requirements to be imposed upon the Association, Declarant or any property owner.

Assessments for fees will commence upon conveyance at the date of closing. Whenever the obligation to pay fees arises after the start of the calendar year, the first year's fees will be prorated to the commencement date for the parcel involved. Fees shall be payable in advance in January of each year. Each property owner shall be responsible for payment of all fees and any costs (including attorney fees) necessary to enforce any violation of these covenants affecting his or her parcel. Failure to pay fees shall be deemed a violation of these covenants. Unpaid fees and costs shall also be a lien and which lien may be foreclosed in the same manner as a mechanics lien.

Developer does not pay assessments but is responsible for contributing any necessary funds so that any obligation of the Association is met by the Developer until such time as the Developer transfers his interest in and control of the Association."

The following covenant article will replace the article that is eliminated. (Please note: The original article was numbered incorrectly. The replacement will be numbered correctly in sequence with the other articles currently in the covenants.)

XIX. FEES AND ENFORCEMENT: All parcels within Locke Mountain Ranch shall be subject to assessment for Property Owners Association fees in an amount to be determined by the Association. Assessments may be changed only by majority vote of the members of the Association. Assessments are set at \$400.00 per year.

Assessments for fees will commence upon conveyance at the date of closing. Whenever the obligation to pay fees arises after the start of the calendar year, the first year's fees will be prorated to the commencement date for the parcel involved. Fees shall be payable in advance in January of each year. Each property owner shall be responsible for payment of all fees and any costs (including attorney fees) necessary to enforce any violation of these covenants affecting his or her parcel. Failure to pay fees shall be deemed a violation of these covenants. Unpaid fees and costs shall also be a lien and which lien may be foreclosed in the same manner as a mechanics lien.

RECEPTION#: 880387,
11/30/2010 at 04:39:25 PM, 1 OF 1, R \$11.00

NORMA HATFIELD, CLERK AND RECORDER
FREMONT COUNTY, CO