

BUILDING LOCATION COVENANT AMENDMENT

(Lot 6, Golden Ledge)

THIS BUILDING LOCATION COVENANT AMENDMENT ("**Amendment**") is made as of 10TH January, 2018 ("**Effective Date**") by and between The Golden Ledge Homeowners Company, a Colorado nonprofit corporation ("**Homeowners Company**"), Dirk A. dePagter ("**dePagter**") and Charles Quinton and Christina Quinton ("**Lot Owners**")

RECITALS

A. Albert J. Aldasoro ("**Aldasoro**") was the original developer of Golden Ledge subdivision according to the General Declaration ("**Declaration**") recorded in the office of the San Miguel county Clerk and Recorder (the "**Official Records**") on November 8, 2001 in Reception No. 344995 and the Plat of Golden Ledge recorded on November 8th, 2001 in Plat Book 1 Page 2954 ("**Plat**"), as may be amended or supplemented from time to time.

B. Aldasoro recorded certain Building Location Covenant for the Golden Ledge subdivision recorded on November 8, 2001 in Reception No. 344997 ("**Building Location Covenant**"), which Building Location Covenant established and defined a certain "**Building Site Boundary**" for each Lot in the Golden Ledge subdivision.

C. dePagter has been assigned and has assumed the rights, duties and requirements of Aldasoro with respect to the administration and enforcement of the Building Location Covenant as evidenced by assignment recorded on November 8, 2001 in Reception No. 344999.

D. Lot Owner is the current owner of Lot 6, Golden Ledge pursuant to the Declaration and Plat ("**Subject Lot**"). Pursuant to the Building Location Covenant, a Building Site Boundary was established for the Subject Lot ("**Subject Lot Building Site Boundary**"), as described in the Building Location Covenant.

E. At the request of the Lot Owner, dePagter and the Homeowners Company, through its Board of Directors ("**Homeowners Company's Board**") have agreed to modify and enlarge Subject Lot Building Site Boundary.

F. The "Revised Subject Lot Building Site Boundary" approved by dePagter and the Homeowners Company is as depicted, described and designated on attached **Exhibits A and B** ("**Revised Subject Lot Building Site Boundary**").

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, the Homeowners Company and the Owner agree as follows:

1. The Subject Lot Building Site Boundary is hereby modified and enlarged and henceforth terminated and extinguished and replaced in its entirety with the Revised Subject Lot Building Site Boundary.

2. The terms, conditions and provisions of this Amendment, together with the applicable terms and conditions of the Building Location Covenant constitutes a covenant running with title to the Subject Lot and shall be deemed to be both a benefit to and a burden upon the Subject Lot. The Building Location Covenant and this Amendment shall be binding upon and shall inure to the benefit of the Parties hereto.

3. All provisions of the Building Location Covenant not specifically modified herein are hereby ratified and confirmed and shall continue in full force and effect.

IN WITNESS WHEREOF, the Homeowners Company and the Lot Owner have each executed this Amendment as of the Effective Date.

HOMEOWNERS COMPANY

The Golden Ledge Homeowners Company, a Colorado nonprofit corporation

By: P. Bennett Date: 1-10-18

Printed Name: Pamela Bennett, Vice President

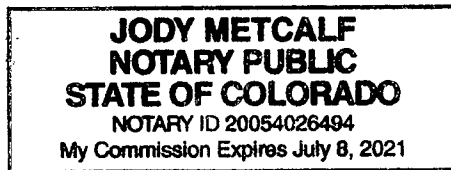
STATE OF Colorado)
COUNTY OF San Miguel) ss.

Acknowledged, subscribed and sworn to before me this 10 day of January, 2018, by Pamela Bennett, the vice president of the Golden Ledge Homeowners Company, a Colorado nonprofit corporation.

Witness my hand and official seal.

Jody Metcalf
Notary Public

My commission expires: 07/08/2021



DEPAGTER

By: [Signature]
Dirk A. dePagter

Date: 11.01.18

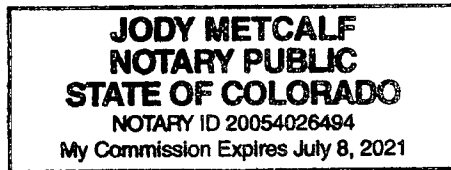
STATE OF Colorado)
COUNTY OF San Miguel) ss.

Acknowledged, subscribed and sworn to before me this 10 day of January, 2018, by
Dirk A. dePagter.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: 07/08/2021



LOT OWNER

By: [Signature]

Date: 1-10-18

Printed Name: Charles Quinton

By: Christina Quinton

Date: 1-10-18

Printed Name: Christina Quinton

Title: —

STATE OF Colorado
COUNTY OF San Miguel ^{ss.}

Acknowledged, subscribed and sworn to before me this 10 day of January, 2018, by
Charles Quinton and Christina Quinton

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: 05/21/2018

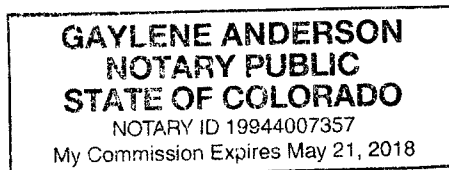
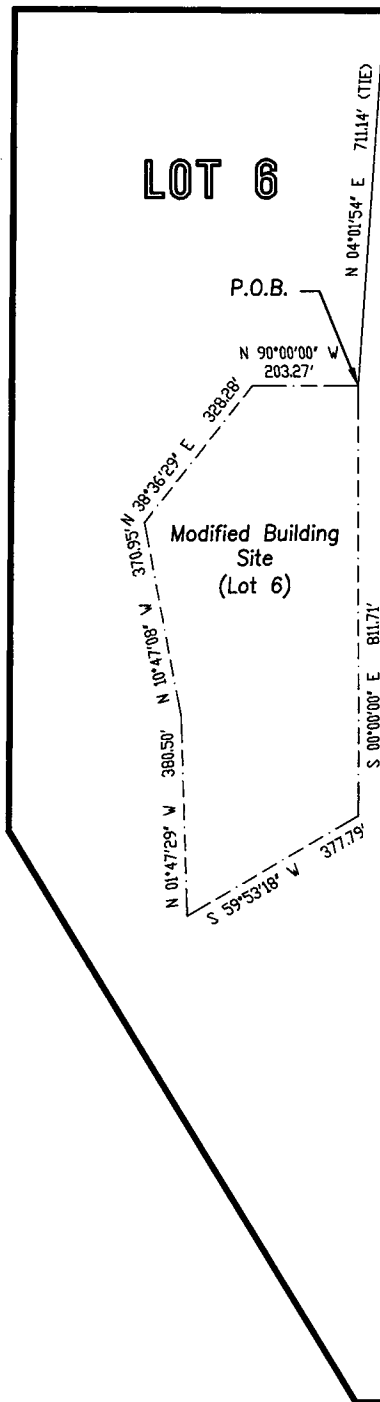


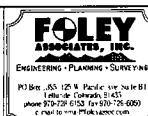
EXHIBIT A

LOT 6, GOLDEN LEDGE



SCALE
1"=350'

Rev	Description	Date	By



Client:	Contact:	Project No: 00
		Drawn by: HW
		Checked by:
		Start date: 12-13-17
		Plot info: 444/17046 12-17 Ea
		Sheet No:
		Project #: 17046

**FOLEY ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING
P. O. BOX 1385
TELLURIDE, CO 81435
970-728-6153**

**Exhibit B
PROPERTY DESCRIPTION**

A portion of Lot 6, Golden Ledge, according to the plat recorded November 8, 2001 in Plat Book 1 at page 2959, County of San Miguel, State of Colorado; further described as follows;

BEGINNING at a point from which the Northeast corner of said Lot 6 bears N04°01'54"E 711.14 feet, said point being the POINT OF BEGINNING;

thence S00°00'00"E 811.71 feet;
thence S59°53'18"W 377.79 feet;
thence N01°47'29"W 380.50 feet;
thence N10°47'08"W 370.95 feet;
thence N38°36'29"E 328.28 feet;
thence N90°00'00"W 203.27' to the POINT OF BEGINNING, Containing 7.12 acres \pm .

County of San Miguel,
State of Colorado

David R. Bulson,

