

**AMENDMENT
TO DECLARATION OF COVENANTS, CONDITIONS AND RESERVATIONS
WOLF CREEK RANCHES
WOLF CREEK ESTATES**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESERVATIONS (the "Amendment") is made this 5th day of November, 2013 (the "Effective Date"), by Valley Bank & Trust ("Valley Bank").

A. On June 8, 2005, a Declaration of Covenants, Conditions and Reservations, Shared Utility Agreement and Reciprocal Easements, Wolf Creek Ranches, Wolf Creek Estates (the "Declaration") was recorded at Reception No. 462752, Book 672, Page 667 in the real property records of Elbert County, Colorado.

B. The provisions of the Declaration affect and run with real property consisting of 42 tracts of thirty five acre parcels described as Lots 1-21, Wolf Creek Estates and Lots 1-21, Wolf Creek Ranches. A copy of the recorded Declaration, with legal description of the affected parcels, is attached as Exhibit A (the "Property").

C. By Public Trustee's Deed dated April 3, 2008 and recorded April 3, 2008 at Reception No. 493512, Book 703, Page 77 from the Elbert County Public Trustee, Valley Bank obtained title to Lots 1-10, 12, 14, and 16-19, Wolf Creek Estates and Lots 2-9, 11-13, and 16-21 Wolf Creek Ranches.

D. Valley Bank has since conveyed title to Lot 14, Wolf Creek Estates and Lot 13, Wolf Creek Ranches.

E. Valley Bank currently owns 31 lots of the Property, which equals approximately 73.81% thereof.


E. The Declaration provides, at section 5.2, that the owner of 67% of the Property may amend the Declaration.

In accordance with the foregoing, Valley Bank hereby declares and amends the Declaration as of the Effective Date:


"Section 4.2 is deleted in its entirety."

The remaining terms and conditions of the Declaration remain in full force and effect.

IN WITNESS WHEREOF, Valley Bank has executed this Amendment on the day and year first above written.



Valley Bank & Trust

By: 
Its: Michael Van Norstrand
Senior Vice President/General Counsel

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 5th day of November, 2013
by Michael Van Norstrand as Senior Vice President/General Counsel of Valley Bank & Trust.

Witness my hand and official seal.

My commission expires: 11-15-2017





Notary Public

EXHIBIT A TO
DECLARATION AMENDMENT



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**DECLARATION OF COVENANTS, CONDITIONS AND RESERVATIONS,
SHARED UTILITY AGREEMENT AND RECIPROCAL EASEMENTS
WOLF CREEK RANCHES
WOLF CREEK ESTATES**

Security Title Guaranty Co
18751 East Main Street, Suite 215
Parker, CO 80138

**ARTICLE 1
PREFACE**

- 1.1 The Declarant is the owner of the real property located in Elbert County, State of Colorado, described in Exhibit A now known as Wolf Creek Ranches and Wolf Creek Estates.
- 1.2 The real property consists of forty two (42) Tracts of thirty five acres or more numbered Tract 1 through Tract 42 as more particularly shown on the Parcel Map attached hereto as Exhibit B.
- 1.3 There shall be common roadways and utility easements through the property which shall be more particularly described in the Road Maintenance Agreement

**ARTICLE 2
IMPOSITION OF COVENANTS**

- 2.1 Purpose. The purpose of this Declaration is to provide restrictive covenants for the benefit of Declarant and Owners of the Property and Tracts described herein.
- 2.2 Intention of Declarant. The Declarant desires to protect and preserve the value and desirability of and to promote and safeguard the health, comfort, safety, convenience and welfare of the Declarant and all Property Owners.
- 2.3 Declaration. To accomplish these purposes and intentions recited herein the Declarant imposes upon all the Property the Covenants, Conditions and Reservations of this Declaration and hereby declares that all of the property shall be held, sold, conveyed, encumbered, occupied and improved pursuant to the provisions of this Declaration.
- 2.4 Covenants Run With The Land. All provisions of this Declaration shall be deemed to be covenants running with the land or equitable servitudes as the case may be. The benefits, burdens and other provisions of this Declaration shall be binding upon and shall inure to the benefit of the Declarant, all Tract Owners and their respective heirs, executors, assigns, administrators, personal representatives, successors and assigns.



**ARTICLE 3
DEFINITIONS**

- 3.1 Declarant means Local Service Corporation, a Colorado corporation, 4500 West Hinsdale Avenue, Littleton, CO 80128.
- 3.2 Declaration shall mean this declaration together with any supplements or amendments to this Declaration.
- 3.3 Parcel shall mean any of the forty two Tracts and the common area roads, driveways and easements.
- 3.4 Parcel Owners mean the Declarant and any subsequent person who owns a record interest in a parcel.
- 3.5 Property means the real property described in Exhibit A.
- 3.6 Purchaser means and person other than the Declarant who acquires a legal or equitable interest in the property.

**ARTICLE 4
RESTRICTIVE COVENANTS**

- 4.1 Prohibited Improvements. No used structure, no building of a temporary character, no mobile home, house, trailer, tent or shack shall be placed upon or used on a Parcel; except that necessary appurtenances for actual construction may be used for a period of construction of a permanent residence for a period not to exceed twelve months.
- 4.2 No mining, drilling or quarrying. No mining, quarrying, tunneling, excavating or drilling for any substances within the earth shall be permitted, to include oil, gas minerals, gravel, sand, rock and earth shall ever be permitted within the limits of the Property.
- 4.3 Trash. No ashes, trash, junk or other refuse shall be dumped upon the property. The burning of refuse shall not be permitted. No incinerators or other device for burning refuse shall be permitted or used. Waste materials, garbage and trash shall be enclosed and screened from public view and kept in sanitary containers and protected from disturbance. The owner of a parcel shall keep the premises free of trash, refuse and debris whether vacant or improved.

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- 4.4 **Animals.** Livestock animals and poultry and pets shall be permitted upon the property to the extent permitted by the County of Elbert. Said livestock animals, pets and poultry shall be confined to the Owner premises and shall not be permitted to become an annoyance or nuisance to other Owners. Owners shall remove all manure so that no nuisance is caused to others.
- 4.5 **Continuity of Construction.** All construction shall be prosecuted diligently to completion.
- 4.6 **Noxious or Offensive Activity.** No noxious or offensive activity shall be carried on upon the property which creates a disturbance or annoyance to others and no odor shall be emitted from any parcel which is offensive to others.
- 4.7 **Vehicles.** No unlicensed or inoperable motor vehicles shall be stored upon any parcel.
- 4.8 **Minimum Improvements.** The minimum residence size for the improvements to be constructed on the subject property shall be 1400 square feet. No residential improvements shall be permitted which have exterior surfaces which are not of conventional building materials.
- 4.9 **No Mobile Homes.** No mobile homes shall be permitted to be placed or stored upon the property described herein. Modular homes may be permitted upon application and approval in writing by the Declarant so long as the modular home shall meet the minimum square footage requirements and exterior requirements stated herein.

ARTICLE 5 DURATION, AMENDMENTS AND TERMINATION

- 5.1 **Term.** The Declaration and amendments shall remain in effect for a period of fifty (50) years. Thereafter the Declarations shall be automatically extended in intervals of five (5) years each for another fifty years unless otherwise terminated or modified as provided in this Declaration.
- 5.2 **Amendment of Declaration.** This Declaration may be amended only by a vote of sixty seven per cent (67 %) of the Parcel Owners as measured by the area of the Property Owners.
- 5.3 **Execution of Amendments.** Any amendment shall be executed by all concurring Owners. All expenses associated with preparing and recording an amendment to this Declaration shall be the responsibility of the Parcel Owners desiring the Amendment.



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- 5.4 **Recordation of Amendments.** Any amendment to this Declaration shall be made in accordance with this Article shall be immediately effective upon recordation of the Amendment in the County of Elbert.

ARTICLE 6 MISCELLANEOUS

- 6.1 **Enforcement.** Enforcement of these Covenants, conditions and restrictions shall be through any proceeding in law or equity by any Declarant or Parcel Owner. Remedies shall consist of damages, injunction or equity for any violation.
- 6.2 **Nonwaiver.** Failure of a Parcel Owner to commence a claim shall not constitute waiver of the right to commence a claim.
- 6.3 **Severability.** The provisions of this Declaration shall be deemed independent and severable. The invalidity of any one or more of the provisions of this Declaration shall not affect the validity of any other provision. Any provision which would violate the Rule Against Perpetuities shall be construed in such a manner as to make this Declaration valid and enforceable.
- 6.4 **Number and Gender.** Unless the context provides to the contrary the use of the singular shall include the plural and the use of a gender shall include any and all genders.
- 6.5 **Captions.** The captions for the Articles and Sections are inserted as a matter of convenience and reference and shall not be construed to define or limit the scope of this Declaration or the intent of this Declaration.



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6.6 Choice of Law. This Declaration shall be construed and interpreted in accordance with the laws of the State of Colorado.


DECLARANT


LOCAL SERVICE CORPORATION
JOHN WATSON
4500 WEST HINSDALE AVENUE
LITTLETON, CO 80128
303.296.3527

STATE OF COLORADO)
COUNTY OF DENVER) ss

The foregoing instrument was acknowledged before me on March 1, 2005, by John Watson as President of Local Service Corporation as Declarant.

My commission expires: 11-9-07
Witness my hand and official seal.


Notary Public



My Commission Expires 11/09/07

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Exhibit A

Parcel 1 Wolf Creek Estates

A parcel of property located in Section 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Beginning at the Southeast corner of said Section 24 and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, along said South line, a distance of 1323.71 feet; thence N00°47'06"W a distance of 1153.42 feet; thence N89°29'03"E a distance of 1323.80 feet to a point on the East line of the Southeast quarter of said Section 24; thence S00°46'50"E, along said East line, a distance of 1153.42 feet to the Point of Beginning.

Parcel 2 Wolf Creek Estates

A parcel of property located in Section 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of said Section 24 and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, along said South line, a distance of 1323.71 feet; thence N00°47'06"W a distance of 1153.42 feet to the Point of Beginning; thence continuing N00°47'06"W a distance of 1153.42 feet; thence N89°29'03"E a distance of 1323.88 feet to a point on the East line of the Southeast Quarter of said Section 24; thence S00°46'50"E, along said East line, a distance of 1153.42 feet; thence S89°29'03"W a distance of 1323.80 feet to the Point of Beginning.

Parcel 3 Wolf Creek Estates

A parcel of property located in Section 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of said Section 24 and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, along said South line, a distance of 1323.71 feet; thence N00°47'06"W a distance of 2306.84 feet to the Point of Beginning; thence continuing N00°47'06"W a distance of 1153.43 feet; thence N89°29'03"E a distance of 1324.10 feet to a point on the East line of the Northeast Quarter of said Section 24; thence S00°46'18"E, along said East line, a distance of 817.58 feet to the Southeast corner of the Northeast Quarter of said Section 24; thence S00°46'50"E, along the East line of the Southeast Quarter of said Section 24, a distance of 335.85 feet; thence S89°29'03"W a distance of 1323.88 feet to the Point of Beginning.

Parcel 4 Wolf Creek Estates

A parcel of property located in Section 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of said Section 24 and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, along said South line, a distance of 1323.71 feet; thence N00°47'06"W a distance of 3460.28 feet to the Point of Beginning; thence continuing N00°47'06"W a distance of 1153.44 feet; thence N89°29'03"E a distance of 1324.37 feet to a point on

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the East line of the Northeast Quarter of said Section 24; thence S00°46'18"E, along said East line, a distance of 1153.44 feet; thence S89°29'03"W a distance of 1324.10 feet to the Point of Beginning.

Parcel 5 Wolf Creek Estates

A parcel of property located in Sections 13 and 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of said Section 24 and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, along said South line, a distance of 1323.71 feet; thence N00°47'06"W a distance of 4613.71 feet to the Point of Beginning; thence continuing N00°47'06"W a distance of 1152.73 feet; thence N89°29'03"E a distance of 1324.52 feet to a point on the East line of the Southeast Quarter of said Section 13; thence S00°47'06"E, along said East line, a distance of 479.76 feet to the Southeast corner of said Section 13, thence S00°46'18"E, along the East line of the Northeast Quarter of said Section 24, a distance of 673.00 feet; thence S89°29'03"W a distance of 1324.37 feet to the Point of Beginning.

Parcel 6 Wolf Creek Estates

A parcel of property located in Section 13, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of Section 24, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, along said South line, a distance of 1323.71 feet; thence N00°47'06"W a distance of 5766.46 feet to the Point of Beginning; thence continuing N00°47'06"W a distance of 1153.01 feet; thence N89°29'03"E a distance of 1324.52 feet to a point on the East line of the Southeast Quarter of said Section 13; thence S00°47'06"E, along said East line, a distance of 1153.01 feet; thence S89°29'03"W a distance of 1324.52 feet to the Point of Beginning.

Parcel 7 Wolf Creek Estates

A parcel of property located in Section 13, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of Section 24, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, along said South line, a distance of 1323.71 feet; thence N00°47'06"W a distance of 6919.47 feet to the Point of Beginning; thence continuing N00°47'06"W a distance of 1153.01 feet; thence N89°29'03"E a distance of 1324.52 feet to a point on the East line of the Northeast Quarter of said Section 13; thence S00°47'06"E, along said East line, a distance of 142.30 feet to the East Quarter corner of said Section 13; thence continuing S00°47'06"E, along the East line of the Southeast Quarter of said Section 13, a distance of 1010.71 feet; thence S89°29'03"W a distance of 1324.52 feet to the Point of Beginning.

Parcel 8 Wolf Creek Estates

A parcel of property located in Section 13, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

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Commencing at the Southeast corner of Section 24, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, along said South line, a distance of 1323.71 feet; thence N00°47'06"W a distance of 8072.48 feet to the Point of Beginning; thence continuing N00°47'06"W a distance of 1176.19 feet; thence N89°29'03"E a distance of 1324.52 feet to a point on the East line of the Northeast Quarter of said Section 13; thence S00°47'06"E, along said East line a distance of 1176.19 feet; thence S89°29'03"W a distance of 1324.52 feet to the Point of Beginning.

Parcel 9 Wolf Creek Estates

A parcel of property located in Section 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of said Section 24 and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, along said South line, a distance of 1323.71 feet to the Point of Beginning; thence continuing S89°29'03"W, along said South line, a distance of 1533.60 feet; thence N01°02'07"W a distance of 994.18 feet; thence N89°29'03"E a distance of 1537.94 feet; thence S00°47'06"E a distance of 994.15 feet to the Point of Beginning.

Parcel 10 Wolf Creek Estates

A parcel of property located in Section 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of said Section 24 and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, a distance of 1323.71 feet; thence N00°47'06"W a distance of 994.15 feet to the Point of Beginning; thence S89°29'03"W a distance of 1537.94 feet; thence N01°02'07"W a distance of 1003.32 feet; thence N89°29'03"E a distance of 1542.32 feet; thence S00°47'06"E a distance of 1003.29 feet to the Point of Beginning.

Parcel 11 Wolf Creek Estates

A parcel of property located in Section 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of said Section 24 and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, a distance of 1323.71 feet; thence N00°47'06"W a distance of 1997.44 feet to the Point of Beginning; thence S89°29'03"W a distance of 1542.32 feet; thence N01°02'07"W a distance of 168.17 feet; thence S89°29'03"W a distance of 182.24 feet; thence N01°02'07"W a distance of 733.95 feet; thence N89°29'03"E a distance of 1728.50 feet; thence S00°47'06"E a distance of 902.10 feet to the Point of Beginning.

Parcel 12 Wolf Creek Estates

A parcel of property located in Section 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

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Commencing at the Southeast corner of said Section 24 and considering the south line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, a distance of 1323.71 feet; thence N00°47'06"W a distance of 2899.54 feet to the Point of Beginning; thence S89°29'03"W a distance of 1728.50 feet; thence N01°02'07"W a distance of 194.20 feet to a point of curve; thence along the arc of a curve to the right, having a radius of 500.00 feet, a central angle of 44°48'27", and an arc length of 391.02 feet; thence N43°46'19"E a distance of 401.34 feet to a point of curve; thence along the arc of a curve to the right, having a radius of 500.00 feet, a central angle of 45°42'42", and an arc length of 398.91 feet; thence N89°29'03"E a distance of 945.41 feet; thence S00°47'06"E a distance of 986.03 feet to the Point of Beginning.

Parcel 13 Wolf Creek Estates

A parcel of property located in Section 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of said Section 24 and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, a distance of 1323.71 feet; thence N00°47'06"W a distance of 1997.44 feet; thence S89°29'03"W a distance of 1542.32 feet; thence N01°02'07"W a distance of 168.17 feet; thence S89°29'03"W a distance of 182.24 feet to the Point of Beginning; thence continuing S89°29'03"W a distance of 2231.53 feet to a point on the West line of the Southwest Quarter of said Section 24; thence N01°02'07"W, along said West line, a distance of 478.52 feet to the West Quarter corner of said Section 24; thence continuing N01°02'07"W, along the West line of the Northwest Quarter of said Section 24, a distance of 235.20 feet; thence N88°57'53"E a distance of 2231.44 feet; thence S01°02'07"E a distance of 733.95 feet to the Point of Beginning.

Parcel 14 Wolf Creek Estates

A parcel of property located in Section 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of said Section 24 and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, a distance of 1323.71 feet; thence N00°47'06"W a distance of 1997.44 feet; thence S89°29'03"W a distance of 1542.32 feet; thence N01°02'07"W a distance of 168.17 feet; thence S89°29'03"W a distance of 2413.77 feet to a point on the West line of the Southwest Quarter of said Section 24; thence N01°02'07"W, along said West line, a distance of 478.52 feet to the West Quarter corner of said Section 24; thence continuing N01°02'07"W, along the West line of the Northwest Quarter of said Section 24, a distance of 235.20 feet to the Point of Beginning; thence N88°57'53"E a distance of 2231.44 feet; thence N01°02'07"W a distance of 194.20 feet to a point of curve; thence along the arc of a curve to the right, having a radius of 500.00 feet, a central angle of 44°48'27", and an arc length of 150.59 feet; thence N73°46'43"W a distance of 2360.19 feet to a point on the West line of the Northwest Quarter of said Section 24; thence S01°02'07"E, along said West line, a distance of 1042.67 feet to the Point of Beginning.

Parcel 15 Wolf Creek Estates

A parcel of property located in Section 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

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Commencing at the Southeast corner of said Section 24 and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, a distance of 1323.71 feet; thence N00°47'06"W a distance of 1997.44 feet; thence S89°29'03"W a distance of 1542.32 feet; thence N01°02'07"W a distance of 168.17 feet; thence S89°29'03"W a distance of 2413.77 feet to a point on the West line of the Southwest Quarter of said Section 24; thence N01°02'07"W, along said West line a distance of 478.52 feet to the West Quarter corner of said Section 24; thence continuing N01°02'07"W, along the West line of the Northwest Quarter of said Section 24, a distance of 1277.87 feet to the Point of Beginning; thence continuing N01°02'07"W, along said West line, a distance of 292.43 feet; thence S89°01'07"E a distance of 2232.82 feet; thence S46°13'41"E a distance of 603.39 feet; thence S43°46'19"W a distance of 401.34 feet to a point of curve; thence along the arc of a curve to the left, having a radius of 500.00 feet, a central angle of 27°33'04", and an arc length of 240.43 feet; thence N73°46'43"W a distance of 2360.19 feet to the Point of Beginning.

Parcel 16 Wolf Creek Estates

A parcel of property located in Section 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of said Section 24 and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, a distance of 1323.71 feet; thence N00°47'06"W a distance of 3885.57 feet to the Point of Beginning; thence S89°29'03"W a distance of 945.41 feet to a point of curve; thence along the arc of a curve to the left, having a radius of 500.00 feet, a central angle of 45°42'42", and an arc length of 398.91 feet; thence N46°13'41"W a distance of 603.39 feet; thence N01°02'07"W a distance of 264.29 feet; thence N66°52'30"W a distance of 253.66 feet; thence N01°02'07"W a distance of 265.80 feet; thence N89°29'03"E a distance of 1291.67 feet; thence S01°02'07"E a distance of 152.37 feet; thence N89°29'03"E a distance of 675.86 feet; thence S00°47'06"E a distance of 749.88 feet to the Point of Beginning.

Parcel 17 Wolf Creek Estates

A parcel of property located in Sections 13 and 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of said Section 24 and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W along said South line, a distance of 1323.71 feet; thence N00°47'06"W a distance of 4635.45 feet to the Point of Beginning; thence S89°29'03"W a distance of 675.86 feet; thence N01°02'07"W a distance of 152.37 feet; thence S89°29'03"W a distance of 1291.67 feet; thence N01°02'07"W a distance of 723.52 feet; thence N89°29'03"E a distance of 1971.36 feet; thence S00°47'06"E a distance of 875.86 feet to the Point of Beginning.

Parcel 18 Wolf Creek Estates

A parcel of property located in Section 13, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of Section 24, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, along said South line, a distance of 1323.71 feet; thence N00°47'06"W a distance of 5511.31 feet to the Point of Beginning; thence S89°29'03"W a distance of 1971.36

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feet; thence N01°02'07"W a distance of 773.88 feet; thence N89°29'03"E a distance of 1974.74 feet; thence S00°47'06"E a distance of 773.86 feet to the Point of Beginning.

Parcel 19 Wolf Creek Estates

A parcel of property located in Section 13, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of Section 24, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, along said South line, a distance of 1323.71 feet; thence N00°47'06"W a distance of 6285.17 feet to the Point of Beginning; thence S89°29'03"W a distance of 1974.74 feet; thence N01°02'07"W a distance of 771.90 feet; thence N89°29'03"E a distance of 1978.11 feet; thence S00°47'06"E a distance of 771.88 feet to the Point of Beginning.

Parcel 20 Wolf Creek Estates

A parcel of property located in Section 13, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of Section 24, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, along said South line, a distance of 1323.71 feet; thence N00°47'06"W a distance of 7057.05 feet to the Point of Beginning; thence S89°29'03"W a distance of 1978.11 feet; thence N01°02'07"W a distance of 1055.90 feet; thence S74°28'38"E a distance of 2065.81 feet; thence S00°47'06"E a distance of 485.10 feet to the Point of Beginning.

Parcel 21 Wolf Creek Estates

A parcel of property located in Section 13, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows;

Commencing at the Southeast corner of Section 24, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado and considering the South line of said Section 24 to bear S89°29'03"W with all bearings contained herein relative thereto; thence S89°29'03"W, along said South line, a distance of 1323.71 feet; thence N00°47'06"W a distance of 7542.15 feet to the Point of Beginning; thence N74°28'38"W a distance of 2065.81 feet; thence N01°02'07"W a distance of 485.66 feet; thence N89°29'03"E a distance of 1984.84 feet; thence S00°47'06"E a distance of 1056.41 feet to the Point of Beginning.

Parcel 1 Wolf Creek Ranches

A parcel of property located in Section 14, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Beginning at the Southwest corner of the East half of said Section 14 and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N00°39'25"W, along said West line, a distance of 1066.10 feet; thence N89°21'17"E a distance of 1439.81 feet;

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thence S00°38'43"E a distance of 1066.10 feet to a point on the South line of the East half of said Section 14;
thence S89°21'17"W, along said South line, a distance of 1439.59 feet to the Point of Beginning.

Parcel 2 Wolf Creek Ranches

A parcel of property located in Section 14, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of said Section 14 and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N00°39'25"W, along said West line, a distance of 1066.10 feet to the Point of Beginning; thence continuing N00°39'25"W, along said West line, a distance of 1060.07 feet; thence N89°21'17"E a distance of 1440.04 feet; thence S00°38'43"E a distance of 1060.01 feet; thence S89°21'17"W a distance of 1439.81 feet to the Point of Beginning.

Parcel 3 Wolf Creek Ranches

A parcel of property located in Section 14, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of said Section 14 and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N00°39'25"W, along said West line, a distance of 2126.17 feet to the Point of Beginning; thence continuing N00°39'25"W, along said West line, a distance of 1060.07 feet; thence N89°21'17"E a distance of 1440.26 feet; thence S00°38'43"E a distance of 1060.01 feet; thence S89°21'17"W a distance of 1440.04 feet to the Point of Beginning.

Parcel 4 Wolf Creek Ranches

A parcel of property located in Section 14, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of said Section 14 and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N00°39'25"W, along said West line, a distance of 3186.24 feet to the Point of Beginning; thence N89°21'17"E a distance of 1440.26 feet; thence N00°38'43"W a distance of 775.52 feet to a point of curve; thence along the arc of a curve to the right, having a radius of 500.00 feet, a central angle of 13°06'17", and an arc length of 114.36 feet; thence N77°32'26"W a distance of 1492.40 feet to a point on the West line of the East half of said Section 14; thence S00°39'25"E, along said West line, a distance of 1227.26 feet to the Point of Beginning.

Parcel 5 Wolf Creek Ranches

A parcel of property located in Section 14, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of said Section 14 and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N00°39'25"W, along said West line, a distance of 4413.50 feet to the Point of Beginning; thence continuing N00°39'25"W, along said West line, a distance of 880.09 feet to the Northwest corner of the East half of said Section 14; thence N89°28'28"E, along the North line of the East half of said Section 14, a distance of 1165.73

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feet; thence S30°53'07"E a distance of 1038.78 feet to a point of curve; thence along the arc of a curve to the left, having a radius of 500.00 feet, a central angle of 4639'30", an arc length of 407.14 feet, and whose chord bears S35°47'14"W with a chord distance of 395.99 feet; thence N77°32'26"W a distance of 1492.40 feet to the Point of Beginning.

Parcel 6 Wolf Creek Ranches

A parcel of property located in Sections 13 and 14, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of said Section 14 and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N00°39'25"W, along said West line, a distance of 5293.58 feet to the Northwest corner of the East half of said Section 14; thence N89°28'28"E, along the North line of the East half of said Section 14, a distance of 1165.73 feet to the Point of Beginning; thence continuing N89°28'28"E, along said North line, a distance of 1473.36 feet to the Northeast corner of the East half of said Section 14; thence N89°30'47"E, along the North line of said Section 13, a distance of 604.71 feet; thence S00°29'13"E a distance of 828.24 feet; thence S89°30'47"W a distance of 1299.44 feet to a point of curve; thence along the arc of a curve to the left, having a radius of 500.00 feet, a central angle of 30°23'56", and an arc length of 265.28 feet; thence N30°53'07"W a distance of 1038.78 feet to the Point of Beginning.

Parcel 7 Wolf Creek Ranches

A parcel of property located in Section 13, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of Section 14, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado, and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N00°39'25"W, along said West line, a distance of 5293.58 feet to the Northwest corner of the East half of said Section 14; thence N89°28'28"E, along the North line of the East half of said Section 14, a distance of 2639.09 feet to the Northeast corner of the East half of said Section 14; thence N89°30'47"E, along the North line of said Section 13, a distance of 604.71 feet to the Point of Beginning; thence continuing N89°30'47"E, along the said North line, a distance of 1843.40 feet; thence S00°29'13"E a distance of 828.24 feet; thence S89°30'47"W a distance of 1843.40 feet; thence N00°29'13"W a distance of 828.24 feet to the Point of Beginning.

Parcel 8 Wolf Creek Ranches

A parcel of property located in Section 13, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of Section 14, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado, and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N00°39'25"W, along said West line, a distance of 5293.58 feet to the Northwest corner of the East half of said Section 14; thence N89°28'28"E, along the North line of the East half of said Section 14, a distance of 2639.09 feet to the Northeast corner of the East half of said Section 14; thence N89°30'47"E, along the North line of said Section 13, a distance of 2448.11 feet to the Point of Beginning; thence S00°29'13"E a distance of 828.24 feet; thence N89°30'47"E a distance of 1020.16 feet to a point of curve; thence along the arc of a curve to the right, having a radius of 500.00 feet, a central angle

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of $41^{\circ}10'34''$, and an arc length of 359.33 feet; thence $N40^{\circ}41'21''E$ a distance of 1264.66 feet to a point on the North line of said Section 13; thence $S89^{\circ}30'47''W$ a distance of 2181.97 feet to the Point of Beginning.

Parcel 9 Wolf Creek Ranches

A parcel of property located in Section 13, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of Section 14, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado, and considering the West line of the East half of said Section 14 to bear $N00^{\circ}39'25''W$ with all bearings contained herein relative thereto; thence $N00^{\circ}39'25''W$, along said West line, a distance of 5293.58 feet to the Northwest corner of the East half of said Section 14; thence $N89^{\circ}28'28''E$, along the North line of the East half of said Section 14, a distance 2639.09 feet to the Northeast corner of the East half of said Section 14; thence $N89^{\circ}30'47''E$, along the North line of said Section 13, a distance of 4630.08 feet to the Point of Beginning; thence $S40^{\circ}41'21''W$ a distance of 1264.66 feet to a point of curve; thence along the arc of a curve to the right, having a radius of 500.00 feet, a central angle of $48^{\circ}31'34''$, an arc length of 423.47 feet, and whose chord bears $S25^{\circ}02'52''E$ a chord distance of 410.92 feet; thence $N89^{\circ}29'03''E$ a distance of 1324.52 feet to a point on the East line of the Northeast quarter of said Section 13; thence $N00^{\circ}47'06''W$, along said East line, a distance of 1324.99 feet to the Northeast corner of said Section 29; thence $S89^{\circ}30'47''W$, along the North line of said Section 13, a distance of 655.81 feet to the Point of Beginning.

Parcel 10 Wolf Creek Ranches

A parcel of property located in Section 13, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of Section 14, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado, and considering the West line of the East half of said Section 14 to bear $N00^{\circ}39'25''W$ with all bearings contained herein relative thereto; thence $N89^{\circ}21'17''E$, along the South line of the East half of said Section 14, a distance of 1439.59 feet; thence $N00^{\circ}38'43''W$ a distance of 760.91 feet; thence $N79^{\circ}12'15''E$ a distance of 1765.90 feet; thence $N00^{\circ}38'43''W$ a distance of 3386.22 feet; thence $N89^{\circ}30'47''E$ a distance of 1299.48 feet to the Point of Beginning; thence continuing $N89^{\circ}30'47''E$ a distance of 1626.64 feet to a point of curve; thence along the arc of a curve to the right, having a radius of 500.00 feet, a central angle of $89^{\circ}42'08''$, and an arc length of 782.80 feet; thence $S00^{\circ}47'06''E$ a distance of 650.12 feet; thence $S89^{\circ}29'03''W$ a distance of 629.20 feet; thence $N53^{\circ}04'41''W$ a distance of 1889.43 feet to the Point of Beginning.

Parcel 11 Wolf Creek Ranches

A parcel of property located in Section 13, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of Section 14, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado, and considering the West line of the East half of said Section 14 to bear $N00^{\circ}39'25''W$ with all bearings contained herein relative thereto; thence $N89^{\circ}21'17''E$, along the South line of the East half of said Section 14, a distance of 1439.59 feet; thence $N00^{\circ}38'43''W$ a distance of 760.91 feet; thence $N79^{\circ}12'15''E$ a distance of 1765.90 feet; thence $N00^{\circ}38'43''W$ a distance of 3386.22 feet to the Point of Beginning; thence continuing $N89^{\circ}30'47''E$ a distance of 1299.48 feet; thence $S53^{\circ}04'41''E$ a distance of 1889.43 feet; thence $S89^{\circ}29'03''W$ a distance of 1355.64 feet; thence $N52^{\circ}00'07''W$ a distance of 1845.56 to the Point of Beginning.

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Parcel 12 Wolf Creek Ranches

A parcel of property located in Section 13, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of Section 14, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado, and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N89°21'17"E, along the South line of the East half of said Section 14, a distance of 1439.59 feet; thence N00°38'43"W a distance of 760.91 feet; thence N79°12'15"E a distance of 1765.90 feet; thence N00°38'43"W a distance of 1752.06 feet to the Point of Beginning; thence continuing N00°38'43"W a distance of 1634.16 feet; thence S52°00'07"E a distance of 1845.56 feet; thence S01°02'07"E a distance of 485.66 feet; thence S89°30'47"W a distance of 1444.79 feet to the Point of Beginning.

Parcel 13 Wolf Creek Ranches

A parcel of property located in Section 13, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of Section 14, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado, and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N89°21'17"E, along the South line of the East half of said Section 14, a distance of 1439.59 feet; thence N00°38'43"W a distance of 760.91 feet; thence N79°12'15"E a distance of 1765.90 feet; thence N00°38'43"W a distance of 696.20 feet to the Point of Beginning; thence continuing N00°38'43"W a distance of 1055.86 feet; thence N89°30'47"E a distance of 1444.79 feet; thence S01°02'07"E a distance of 1055.90 feet; thence S89°30'47"W a distance of 1451.97 feet to the Point of Beginning.

Parcel 14 Wolf Creek Ranches

A parcel of property located in Section 13, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of Section 14, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado, and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N89°21'17"E, along the South line of the East half of said Section 14, a distance of 1439.59 feet; thence N00°38'43"W a distance of 760.91 feet; thence N79°12'15"E a distance of 1765.90 feet to the Point of Beginning; thence N00°38'43"W a distance of 696.20 feet; thence N89°30'47"E a distance of 1451.97 feet; thence S01°02'07"E a distance of 1400.40 feet; thence N64°47'33"W a distance of 1624.04 feet to the Point of Beginning.

Parcel 15 Wolf Creek Ranches

A parcel of property located in Sections 13, 14 and 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of Section 14, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado, and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N89°21'17"E, along the South line of

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the East half of said Section 14, a distance of 1439.59 feet; thence N00°38'43"W a distance of 760.91 feet; thence N79°12'15"E a distance of 1765.90 feet; thence S64°47'33"E a distance of 889.18 feet to the Point of Beginning; thence continuing S64°47'33"E a distance of 734.85 feet; thence S01°02'07"E a distance of 1134.70 feet; thence N66°52'30"W a distance of 1910.47 feet to a point on the South line of said Section 13; thence S89°30'12"W, along said South line a distance of 256.89 feet to the Southwest corner of said Section 13; thence N25°55'12"E a distance of 701.74 feet; thence N86°10'43"E a distance of 1024.01 to the Point of Beginning.

Parcel 16 Wolf Creek Ranches

A parcel of property located in Section 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of Section 14, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado, and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N89°21'17"E, along the South line of the East half of said Section 14, a distance of 2641.78 feet to the Northwest corner of said Section 24 and the Point of Beginning; thence N89°30'12"E, along the North line of said Section 12, a distance of 256.89 feet; thence S66°52'30"E a distance of 2164.13 feet; thence S01°02'07"E a distance of 264.20 feet; thence N89°01'07"W a distance of 2232.82 feet to a point on the West line of said Section 24; thence N01°02'07"W, along said West line, a distance of 1073.89 feet to the Point of Beginning.

Parcel 17 Wolf Creek Ranches

A parcel of property located in Sections 13 and 14, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of Section 14, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado, and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N89°21'17"E, along the South line of the East half of said Section 14, a distance of 1439.59 feet to the Point of Beginning; thence N00°38'43"W a distance of 760.91 feet; thence N79°12'15"E a distance of 1765.90 feet; thence S64°47'33"E a distance of 889.18 feet; thence S86°10'43"W a distance of 1024.01 feet; thence S25°55'12"W a distance of 701.74 feet to the Southeast corner of the East half of said Section 14; thence S89°21'17"W, along the South line of the East half of said Section 14, a distance of 1202.19 feet to the Point of Beginning.

Parcel 18 Wolf Creek Ranches

A parcel of property located in Sections 13 and 14, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of Section 14, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado, and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N89°21'17"E, along the South line of the East half of said Section 14, a distance of 1439.59 feet; thence N00°38'43"W a distance of 760.91 feet to the Point of Beginning; thence continuing N00°38'43"W a distance of 1036.15 feet; thence N89°30'47"E a distance of 1738.27 feet; thence S00°38'43"E a distance of 720.14 feet; thence S79°12'15"W a distance of 1765.90 feet to the Point of Beginning.

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Parcel 19 Wolf Creek Ranches

A parcel of property located in Sections 13 and 14, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of Section 14, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado, and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N89°21'17"E, along the South line of the East half of said Section 14, a distance of 1439.59 feet; thence N00°38'43"W a distance of 1797.06 feet to the Point of Beginning; thence continuing N00°38'43"W a distance of 878.33 feet; thence N89°30'47"E a distance of 1738.27 feet; thence S00°38'43"E a distance of 878.33 feet; thence S89°30'47"W a distance of 1738.27 feet to the Point of Beginning.

Parcel 20 Wolf Creek Ranches

A parcel of property located in Sections 13 and 14, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of Section 14, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado, and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N89°21'17"E, along the South line of the East half of said Section 14, a distance of 1439.59 feet; thence N00°38'43"W a distance of 2675.39 feet to the Point of Beginning; thence continuing N00°38'43"W a distance of 1286.37 feet to a point of curve; thence along the arc of a curve to the right, having a radius of 500.00 feet, a central angle of 90°05'18", and an arc length of 786.78 feet; thence N89°30'47"E a distance of 385.42 feet; thence S00°29'13"E a distance of 1787.74 feet; thence S89°30'47"W a distance of 881.87 feet to the Point of Beginning.

Parcel 21 Wolf Creek Ranches

A parcel of property located in Sections 13 and 14, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the East half of Section 14, Township 6 South, Range 63 West of the 6th P.M., Elbert County Colorado, and considering the West line of the East half of said Section 14 to bear N00°39'25"W with all bearings contained herein relative thereto; thence N89°21'17"E, along the South line of the East half of said Section 14, a distance of 1439.59 feet; thence N00°38'43"W a distance of 3961.76 feet to a point of curve; thence along the arc of a curve to the right, having a radius of 500.00 feet, a central angle of 90°05'18", and an arc length of 786.78 feet; thence N89°30'47"E a distance of 385.42 feet to the Point of Beginning; thence continuing N89°30'47"E a distance of 851.46 feet; thence S00°38'43"E a distance of 1787.75 feet; thence S89°30'47"W a distance of 856.39 feet; thence N00°29'13"W a distance of 1787.74 feet to the Point of Beginning.

TOGETHER WITH

80.00 Foot Wide Roadway, Utility, and Equestrian Easement

An 80.00 foot wide roadway, utility, and equestrian easement located in Sections 13, 14 and 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County, Colorado, whose centerline is more particularly described as follows:

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Commencing at the Southeast corner of said Section 24, Township 6 South, Range 63 West of the 6th P.M., Elbert County, Colorado, and considering the South line of said Section 24 to bear South 89°29'03" West with all bearings contained herein relative thereto; thence South 89°29'03" West, along said South line, a distance of 1323.71 feet to the Point of Beginning; thence North 00°47'06" West a distance of 3885.57 feet to Point "A"; thence continuing North 00°47'06" West a distance of 5363.12 feet to a point of curve; thence along the arc of a curve to the left, having a radius of 500.00 feet, a central angle of 89°42'08", and an arc length of 782.80 feet; thence South 89°30'47" West a distance of 2926.11 feet to a Point "B"; thence continuing South 89°30'47" West a distance of 1236.88 feet to a point of curve; thence along the arc of a curve to the left, having a radius of 500.00 feet, a central angle of 90°09'30", and an arc length of 786.78 feet; thence South 00°38'43" East a distance of 3961.76 feet to a point on the South line of the East Half of said Section 14 and the point of terminus.

AND

An 80.00 foot wide roadway, utility, and equestrian easement located in Section 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County, Colorado, whose centerline is more particularly described as follows:

Beginning at Point "A" as described previously in this document and considering the South line of said Section 24 to bear South 89°29'03" West with all bearings contained herein relative thereto; thence South 89°29'03" West a distance of 945.41 feet to a point of curve; thence along the arc of a curve to the left, having a radius of 500.00 feet, a central angle of 45°42'42", and an arc length of 398.91 feet; thence South 43°46'19" West a distance of 401.34 feet to a point of curve; thence along the arc of a curve to the left, having a radius of 500.00 feet, a central angle of 44°48'27", and an arc length of 391.02 feet; thence South 01°02'07" East a distance of 194.20 feet to the radius point of a 75.00 foot radius cul-de-sac and the point of terminus.

AND

An 80.00 foot wide roadway, utility, and equestrian easement located in Section 13, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County, Colorado, whose centerline is more particularly described as follows:

Beginning at Point "B" as described previously in this document and considering the South line of said Section 24 to bear South 89°29'03" West with all bearings contained herein relative thereto; thence South 00°38'43" East a distance of 2690.01 to the radius point of a 75.00 foot radius cul-de-sac and the point of terminus.

AND

A 75.00 foot radius cul-de-sac for roadway, utility, and equestrian easement purposes located in Sections 13 and 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County, Colorado, whose radius point is more particularly described as follows:

Commencing at the Southwest corner of said Section 13 and considering the South line of said Section 13 to bear North 89°30'12" East with all bearings contained herein relative thereto; thence North 89°30'12" East, along said South line, a distance of 69.03 to the radius point of said 75.00 foot radius cul-de-sac.

AND

20.00 Foot Wide Utility and Equestrian Easement

A 20.00 foot wide utility and equestrian easement located in Sections 13, 14, and 24, Township 6 South, Range 63 West of the 6th Principal Meridian, Elbert County, Colorado, being more particularly described as follows:

539711 B: 748 P: 803 COVAMD
11/06/2013 01:33:00 PM Page 21 of 21 R: \$111.00 D:
Dallas Schroeder Clerk/Recorder, Elbert County, CO

02/16/2005 3:54:34 gk MRA



462752 06/08/2005 02:15P 8472 P867 COV
19 of 19 R 98.00 D 0.00 Elbert County

The Westerly 20.00 feet of the East Half of said Section 14; the Northerly 20.00 feet of the East Half of said Section 14; the Northerly 20.00 feet of said Section 13; the Easterly 20.00 feet of said Section 13; the Easterly 20.00 feet of said Section 24; the Westerly 20.00 feet of the Northerly 3122.71 feet of said Section 24; the Easterly 20.00 feet of the Westerly 2433.77 feet of the Southerly 2165.67 feet of said Section 24; and the Northerly 20.00 feet of the Southerly 2185.67 feet of the Easterly 2433.77 feet of said Section 24.
County of Elbert,
State of Colorado.

“PROPOSED AMENDMENT”

**SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESERVATIONS
SHARED UTILITY AGREEMENT AND RECIPROCAL EASEMENTS FOR WOLF CREEK RANCHES AND
WOLF CREEK ESTATES, COUNTY OF ELBERT, STATE OF COLORADO.**

THIS PROPOSED SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESERVATIONS (The “Amendment”) Is being proposed this XX day of XXX, 2024. The Parcel Owners of each of the Parcels of Wolf Creek Estates and Wolf Creek Ranches are shown below in the signature portion hereof and such list matches the record owners for each lot to their street address and legal description.

RECITALS

- A. On June 8th, 2005, a Declaration of Covenants, Conditions and Reservations, Shared Utility Agreement and Reciprocal Easements, Wolf Creek Ranches, Wolf Creek Estates was recorded at Reception No.462752, Book 672, Page 667 in the real property records of Elbert County, Colorado, which was amended by the First Amendment recorded at Reception No. 539711 Book 748 Page 803 in the real property records of Elbert County, Colorado (collectively referred to as “CC&R’s”).
- B. In accordance with Section 5.2 of the CC&R’s, at least 67% of the Parcel Owners of Wolf Creek Ranches and Wolf Creek Estates consented to this Second Amendment.
- C. The purpose of this Amendment is to clarify that the general plan and scheme of development for Wolf Creek Ranches and Wolf Creek Estates is to retain the size of the Parcels as originally platted to ensure the rural atmosphere which promotes equestrian activities.
- D. The Parcel Owners, to which more than 67% of the Parcel Owners as measured by the area of the Property subject to the CC&R’s, have provided the affirmative vote to this Amendment.