

**DECLARATION OF**  
**COVENANTS, CONDITIONS AND RESTRICTIONS OF**  
**PINNACLE RIDGE SUBDIVISION**  
**AMENDMENT #1, DATED 9-21-2021**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINNACLE RIDGE SUBDIVISION (the "Declaration"), is hereby declared effective this 21<sup>th</sup> day of September, 2021 by **Two R&D, LLC**, a Colorado limited liability company, hereafter referred to as "Declarant".

**RECITALS**

**A.** Declarant is the owner of that certain real property situated in the City of Grand Junction, Mesa County, Colorado, described as follows:

Tax Parcel No. – 2945-212-00-011, 2945-212-08-001-010, 2945-212-10-001-009

A parcel of land situated in the W ½ NW ½ of Section 21, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado. The South 10 acres of the NW ¼ NW ¼ and the SW ¼ NW ¼ of said Section 21. EXCEPTING THEREFROM:

Lots 1-9, Block 3 and the adjoining dedicated right-of-way known as Spur Drive and Lot 2, Block 2, Energy Center Subdivision, Phase I as platted and recorded in Plat Book 8 at Page 55 with a Reception Number 644620 of the Mesa County records.

Hereinafter referred to as the Property, the Property will be platted as Pinnacle Ridge Subdivision, Filing 1-5 (referred to as the Plat).

#### Section 4.6 Design Guidelines Amendment-

Section 4.6.1. Architectural Approval. All improvements on any Lot shall be in compliance with the zoning approved by the City of Grand Junction. No building, fence, wall, sign or other structure shall be commenced, erected or maintained upon the Property (including the Common Area), nor shall any exterior addition to or change or alteration (including without limitation painting, landscaping, irrigation systems, fences, trash receptacles) be made until plans and specifications showing the nature, kind, shape, height, materials, location and other relevant information of the same have been submitted to and approved in writing by the Design Review Committee (the "Committee") as to harmony of external design and location in relation to surrounding structures, topography and other matters specified in this Article IV.

Section 4.6.2. Plan Submittal Procedure. All plans and specifications required to be submitted to the Committee under Section 4.7 must be submitted in the form of a complete application. A complete application shall mean submission by the Owner of three (3) copies of finished working drawings and specifications complying with provisions outlined in this Article.

Plan Requirements. Submittals shall include a minimum of:

- (a) 1" = 10' scale site plan showing property boundaries, setbacks, building envelope, principal and accessory buildings, driveway location and width, surface drainage, fencing and conservation zones.
- (b) Building elevations (four views) and floor plans.
- (c) Engineered foundation & Drainage plans by a licensed engineer.
- (d) Samples of roof and external materials along with field, trim and accent colors for principal and accessory buildings. Exterior colors shall also be submitted.

Section 4.6.3. Building. In considering the design of proposed improvements, the Committee shall consider, without limitation, maintaining compatibility with the natural setting of the Property and not permitting any proposed Residence or other improvement to dominate the surrounding Residences and area.

Section 4.6.4. Exterior Colors & Materials. Semi-transparent and earth tone or solid colors in moderate hues only are acceptable, and must be approved by the Committee. Final finished exterior material shall be stucco or stone. Some minor metal accents will be permitted as reviewed on a case by case basis by the Committee. A minimum of 25% of the Front Elevation surface area of the structure shall be stone accents or material. Cultured stone is acceptable. Roof material shall be Architectural Shingle or Tile Roof.

IN WITNESS WHEREOF, Declarant sets its hand and seal the 21 day of September 2021.

Two R&D, LLC

By: Robert W. Jones II

Title: Managing Member

STATE OF COLORADO )

) ss.

COUNTY OF MESA )

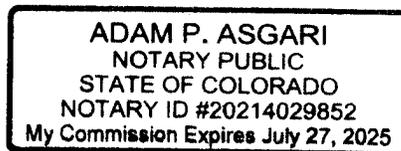
The foregoing Declaration was acknowledged before me this 21 day of September

2021 by

Robert W. Jones II the Managing  
member

of Two R&D, LLC a Colorado limited liability company.

Witness my hand and official seal.



Adam Asgari

Notary Public