THIRD SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINNACLE RIDGE SUBDIVISION

This Third Supplement to the Declaration of Covenants, Conditions and Restrictions of Pinnacle Ridge Subdivision (the "Declaration") is dated this 7TH day of MARCH, 2023, to be effective upon its recording with the Clerk and Recorder of Mesa County, Colorado.

RECITALS

A. The Declaration was recorded on December 20, 2017, with the Clerk and Recorder of Mesa County, Colorado, at Reception #2825042 and supplemented by that certain First Supplement to Declaration of Covenants, Conditions and Restrictions of Pinnacle Ridge Subdivision recorded on June 11, 2021 with the Clerk and Recorder of Mesa County, Colorado, at Reception #2985434 and supplemented by that certain Second Supplement to Declaration of Covenants, Conditions and Restrictions of Pinnacle Ridge Subdivision recorded on October 12, 2021 with the Clerk and Recorder of Mesa County, Colorado, at Reception #3003420.

B. The Declaration provides for certain re-subdivision and development rights by the Declarant, in accordance with Section 3.8(a) and Article VII of the Declaration.

C. The Declarant has re-subdivided Lot 102 of Pinnacle Ridge Subdivision, Filing 3 into Lots 31 through 54 of Pinnacle Ridge Subdivision Filing 4, recorded with the Clerk and Recorder of Mesa County ("Filing 4").

WHEREFORE, the Declaration is hereby amended and supplemented as follows:

1. Lots 31 through 54, inclusive, and all common areas, easement rights and obligations, and other property shown within Filing 4 (the "Filing 4 Properties"), are declared to be subject to, and shall hereafter be held, sold and conveyed subject to the covenants, conditions, restrictions and easements contained in the Declaration, as it may be amended from time to time, which shall run with the land and be binding on all parties and heirs, successors and assigns of parties having any right, title or interest in all or any part of the Filing 4 Properties. All such common areas (expressly including, without limitation, Tracts F, G, H, I, J, K and L deeded to the HOA by separate document) and easement rights shall be subject to the maintenance obligations of the Association set forth in the Declaration, as amended from time to time, including, without limitation, Section 6.3 of the Declaration.

2. Assessments levied by the Association, as provided in Article X of the Declaration, shall be hereafter be apportioned to and levied against all Lots, including the Filing 4 Lots. The recording of this Third Supplement to the Declaration shall not alter the amount of any Assessments assessed to any Lot prior to such plat recording creating the Filing 4 Lots.

3. Except as, and only to the extent, set forth in this Third Supplement, the Declaration, as amended and supplemented to date, shall remain in full force and effect, in accordance with its terms.

DATED this 7th day of March, 2023.

TWO R&D, LLC, a Colorado
limited liability company

By: _____

Its: Managing Member

STATE OF COLORADO)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 7th day of March, 2023, by **Robert W. Jones II**, as the **Managing Member** of the Grantor, on behalf of the limited liability company.

Witness my hand and official seal.
My commission expires: 07/27/2025

Adam Asgari
Notary Public

ADAM P. ASGARI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20214029852
My Commission Expires July 27, 2025