

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

This First Supplement to the Declaration of Covenants, Conditions and Restrictions of Pinnacle Ridge Subdivision (the "Declaration") is dated this 28 day of April, 2021, 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.

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 100 of Pinnacle Ridge Subdivision, Filing 1 into Lots 14 through 21 of Pinnacle Ridge Subdivision, Filing 2, recorded on JUNE 11, 2021 with the Clerk and Recorder of Mesa County, at Reception # 2985428 (the "Filing 2 Plat").

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

1. Lots 14 through 21, inclusive, and all common areas, easement rights and obligations, and other property shown within the Filing 2 Plat (the "Filing 2 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 2 Properties.

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 2 Lots. The recording of this First Supplement to the Declaration shall not alter the amount of any Assessments assessed to any Lot prior to such plat recording creating the Filing 2 Lots.

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

DATED this 28 day of April, 2021.

TWO R&D, LLC, a Colorado

limited liability company

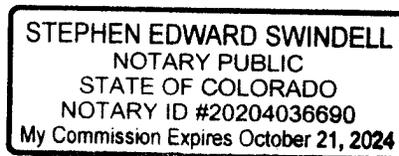
By: Robert W. Jones II

Its: MANAGING MEMBER

STATE OF COLORADO)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 28 day
of April, 2021, 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:



Stephen Edward Swindell

Notary Public