

AFTER RECORDING, RETURN TO:

Dan Hicks
River Island Ranch Property Owners Association, Inc.
P.O. Box 880
South Fork, CO 81154

201200416330
Filed for Record in
RIO GRANDE
CINDY HILL, RECORDER
11-09-2012 At 03:44 pm.
AMEND/CVNTS 26.00
OR Book 563 Page 166 - 169
Instrument Book Page
201200416330 OR 563 166

**AMENDMENT
TO
DECLARATION OF PROTECTIVE COVENANTS FOR RIVER ISLAND RANCH**

This AMENDMENT TO DECLARATION OF PROTECTIVE COEVNANTS FOR RIVER ISLAND RANCH is made effective as of September 15, 2012 (“Amendment”).

RECITALS

A. That certain Declaration of Protective Covenants For River Island Ranch was recorded at Reception No. 200600394581, Book 529 at Page 180 of the real property records of Rio Grande County, Colorado (the “Declaration”);

B. Pursuant to Section 13.3 of the Declaration, the Owners of at least 67% of the Lots subject to the Declaration voted on September 15, 2012 to approve certain amendments to the Declaration.

C. The Board of Directors of the River Island Ranch Property Owners Association, Inc., a Colorado nonprofit corporation (the “Association”), desire to record this Amendment to evidence the amendments to the Declaration that were adopted by the Owners.

NOW THEREFORE, the Board of Directors of the Association hereby adopts, affirms and acknowledges the following amendments to the Declaration:

1. Commercial Activity; Leases. Section 6.4 of the Declaration is hereby amended to permit long-term rental of residences of 180 days or more and to prohibit short-term rental of residences of less than 180 days. As amended, Section 6.4 of the Declaration shall hereby read as follows:

“6.4 Commercial Activity; Leasing. Limited in-house commercial activity will be allowed with the approval of the Board. Long-term rental of a residence of one-hundred eighty (180) days or more shall be permitted and short-term rental of a residence of less than one-hundred eighty (180) days shall be strictly prohibited.”

2. Fences. Section 6.14 of the Declaration is hereby amended to increase the maximum height of Wildlife Friendly fences from 42" to 52" in height. As amended, Section 6.14 of the Declaration hereby reads as follows:

“6.14 Fences. The only fences (including, without limitation, privacy fences, animal pens, dog runs and other limited area enclosures) permitted within the Property shall be fences constructed by the Declarant or the Association or those which have been approved in writing by the AC Committee. All permitted fence enclosures (excluding limited area non perimeter fences, privacy areas, animal pens, dog runs and other limited areas) within a Lot must be “Wildlife Friendly.” Wildlife Friendly fences are fences which do not exceed 52" in height and which are not lower than 18" from the ground. If the fence contains wire, it will be post and smooth wire. No “T” posts or barbed wire will be permitted. The AC Committee may establish from time to time additional standards for fences within the Property, which shall be enforced pursuant to the terms of this Declaration.”

IN WITNESS WHEREOF, the Board of Directors pursuant to the approval of not less than 67% of the Owners hereby executes this Amendment as of the date first above written.

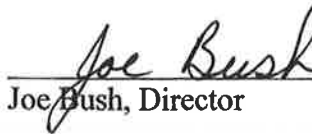
BOARD OF DIRECTORS:



Michael D. Kerley, Director



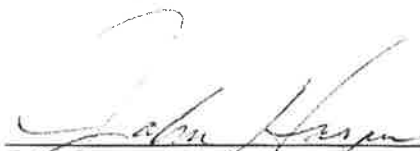
Jim Simmons, Director



Joe Bush, Director



Dan Hicks, Director



John Hagen, Director

STATE OF Colorado)
) ss.
COUNTY OF Rio Grande)

The foregoing instrument was acknowledged before me this 15th day of September, 2012, by Michael D. Kerley, as Director of **River Island Ranch Property Owners Association, Inc.**, a Colorado nonprofit corporation.

Witness my hand and official seal.

My Commission Expires: May 23, 2016

(SEAL)

Mary Junge
Notary Public



STATE OF Colorado)
) ss.
COUNTY OF Rio Grande)

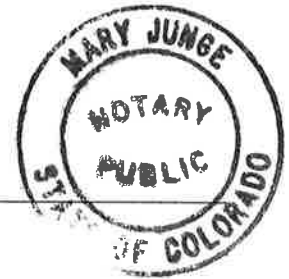
The foregoing instrument was acknowledged before me this 15th day of September, 2012, by Jim Simmons, as Director of **River Island Ranch Property Owners Association, Inc.**, a Colorado nonprofit corporation.

Witness my hand and official seal.

My Commission Expires: May 23, 2016

(SEAL)

Mary Junge
Notary Public



STATE OF Colorado)
) ss.
COUNTY OF Rio Grande)

The foregoing instrument was acknowledged before me this 15th day of September, 2012, by Joe Bush, as Director of **River Island Ranch Property Owners Association, Inc.**, a Colorado nonprofit corporation.

Witness my hand and official seal.

My Commission Expires: May 23, 2016

(SEAL)

Mary Junge
Notary Public



STATE OF Colorado)
) ss.
COUNTY OF Rio Grande)

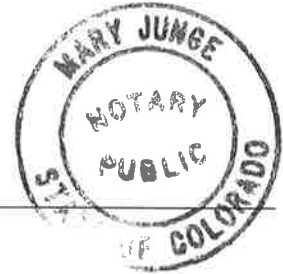
The foregoing instrument was acknowledged before me this 15th day of September, 2012, by Dan Hicks, as Director of **River Island Ranch Property Owners Association, Inc.**, a Colorado nonprofit corporation.

Witness my hand and official seal.

My Commission Expires: May 23, 2016

(SEAL)

Mary Junge
Notary Public



STATE OF Colorado)
) ss.
COUNTY OF Rio Grande)

The foregoing instrument was acknowledged before me this 15th day of September, 2012, by John Hagen, as Director of **River Island Ranch Property Owners Association, Inc.**, a Colorado nonprofit corporation.

Witness my hand and official seal.

My Commission Expires: May 23, 2016

(SEAL)

Mary Junge
Notary Public

