

AFTER RECORDING, RETURN TO:

River Island Ranch, Inc.
P.O. Box 880
South Fork, CO 81154

200800400666
Filed for Record in
RIO GRANDE
SANDRA J JACKSON
02-06-2008 At 03:21 pm.
ANNEX/DECLA 66.00
State Doc .00
DR Book 537 Page 993 - 1005
Instrument Book Page
200800400666 DR 537 993

ANNEXATION AMENDMENT
TO
DECLARATION OF PROTECTIVE COVENANTS
FOR
RIVER ISLAND RANCH
(Phase 3)
AND
TERMINATION AGREEMENT

This ANNEXATION AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR RIVER ISLAND RANCH (PHASE 3) AND TERMINATION AGREEMENT is made, effective as of November 28, 2007 ("Annexation Amendment"), is executed by River Island Ranch, Inc., a Colorado corporation ("Declarant"), with the consent of the owners listed on Exhibit A attached hereto and incorporated herein by this reference (collectively, the "Owners" and individually "Owner"), in order to annex certain property referred to as Phase 3 of the River Island Ranch into that Declaration of Protective Covenants for River Island Ranch, recorded in the real property records of the Rio Grande County Clerk and Recorder's office on October 4, 2006, at Instrument/Reception No. 200600394581, Book 529, Page 180 (the "Declaration").

BACKGROUND

- A. Section 10.4 of the Declaration grants the Declarant the right to annex additional property into the real property that is subject to the Declaration;
- B. All of the real property that is a part of River Island Ranch Filing No. 3, as reflected on the plat thereof recorded on June 21, 2007 at Reception No. 397899, Drawer 11 and Map No. 306 of the real property records of Rio Grande County, Colorado (the "Phase 3 Property"), is a portion of the real property described as the Expansion Property in the Declaration;
- C. Declarant, for purposes of annexing the Phase 3 Property into the Declaration re-recorded the Declaration in the real property records of the Rio Grande County Clerk and Recorder's office on June 21, 2007 at Reception No. 200700397898, Book 533 at Page 2458-2495, with the Phase 3 Property attached as Exhibit A thereto (the "Re-Recorded Declaration").
- D. Declarant has determined that it would be more appropriate to execute an Annexation Amendment annexing the Phase 3 Property into the Declaration, rather than by use of the Re-Recorded Declaration.

- E. Declarant, as the Declarant under the Declaration, with the consent of the Owners, desires to submit the Phase 3 Property to the terms and conditions of the Declaration and to terminate the Re-Recorded Declaration in its entirety;

NOW THEREFORE, Declarant, with the consent of the Owners, hereby declares as follows:

1. Annexation. The Phase 3 Property is hereby made subject to and shall be held, sold, used, improved, occupied, owned, resided upon, hypothecated and conveyed subject to the easements, restrictions, covenants, provisions and conditions of the Declaration, as the same may hereafter be amended, all of which are for the purpose of enhancing and protecting the desirability and attractiveness of the Phase 3 Property and the remainder of the Property (as such term is defined in the Declaration) and all of which shall run with the land and be binding upon all parties having any right, title or interest in the Phase 3 Property or any part thereof, their heirs, successors and assigns, and which shall inure to the benefit of each such Owner thereof. Declarant hereby further declares that the definitions, easements, restrictions, covenants, provisions and conditions of the Declaration, as the same has been amended, shall apply equally and alike to all Owners of Lots (as such terms are defined in the Declaration), whether located in the Phase 3 Property or the Property (as such term is defined in the Declaration). For example, "Property," as that term is defined in the Declaration, shall hereafter include the Phase 3 Property annexed into the Declaration pursuant to the terms of this Annexation Amendment, as well as all of the Property encumbered by the Declaration.

2. Lots Within the Phase 3 Property. The Phase 3 Property contains forty-four (44) Lots. From and after the effective date hereof, the Property, including the Phase 3 Property, contains ninety-nine (99) Lots.

3. Association Property. The Declaration is hereby amended to expand the definition of Association Property contained in the Declaration and further described in Section 7.1 to add the following items:

A. All private roads within the Phase 3 Property.

4. Acceptance. Each Owner of a Lot within the Phase 3 Property covenants and agrees, by acceptance of any right, title or interest in such Lot, to be bound by the terms and provisions of the Declaration and this Annexation Amendment.

5. Termination. The Re-Recorded Declaration is hereby terminated in its entirety and is no longer applicable to the Phase 3 Property.

6. Effect. This Annexation Amendment shall be effective as of November 28, 2007, will thereafter be recorded in Rio Grande County and the terms and conditions hereof shall be binding upon any subsequent Owner of the Annexed Property.

IN WITNESS WHEREOF, the undersigned have executed this Annexation Amendment as of the date and year first written above.

DECLARANT:

River Island Ranch, Inc.,
a Colorado corporation

By: 
Name: Kevin W. Ames
Office: Vice President

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

The foregoing instrument was acknowledged before me this 4 day of FEBRUARY, 2008, by Kevin W. Ames as Vice President of River Island Ranch, Inc., a Colorado corporation.

Witness my hand and official seal.

My Commission Expires



MARY JUNGE
Notary Public, State of Colorado
My Commission Expires
May 23, 2008


Notary Public

OWNERS

Lot No.

Name

58	David M. Martinez
59	Daniel K. Hicks and Glynn Polter
66	Brent R. and Cheryl L. Fullerton
67	Joseph C. Woodford
77	Tom P. Kuffel
87	Sonya Stenzler
89	Randolph E. and Audrey C. Ridinger
90	Kerr Geophysical Co., a Texas corporation
94	Charles E. & Melissa B. Hall

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**EXHIBIT A
TO
ANNEXATION AMENDMENT
TO
DECLARATION OF PROTECTIVE COVENANTS
FOR
RIVER ISLAND RANCH**

OWNERS' CONSENT

Daniel K. Hicks and Glynn Polter, as the owners of Lot 59, River Island Ranch Filing No. 3, Rio Grande County, Colorado, hereby consent and approve the foregoing Annexation Amendment.

Daniel K. Hicks
Daniel K. Hicks

Glynn Polter
Glynn Polter

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

The foregoing instrument was acknowledged before me this 11 day of December, 2007, by Daniel K. Hicks.

Witness my hand and official seal.



My Commission Expires: December 28, 2010

Holly Carinci
Notary Public

Colorado)
) ss.
COUNTY OF Rio Grande)

The foregoing instrument was acknowledged before me this 11 day of December, 2007, by Glynn Polter.

Witness my hand and official seal.

My Commission Expires: December 28, 2010.

(SEAL)



Holly Carinci
Notary Public

OWNERS' CONSENT

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Brent R. Fullerton and Cheryl L. Fullerton, as the owners of Lot 66, River Island Ranch Filing No. 3, Rio Grande County, Colorado, hereby consent and approve the foregoing Annexation Amendment.

Brent R Fullerton
Brent R. Fullerton

Cheryl L. Fullerton
Cheryl L. Fullerton

STATE OF East Kalimantan, Balikpapan Indonesia)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this 17 day of January, 2008, by Brent R. Fullerton.

Witness my hand and official seal.

(SEAL) My Commission Expires: 2014
SOENTORO, S.M.
Notary Public

STATE OF East Kalimantan, Balikpapan Indonesia)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this 17 day of January, 2008 by Cheryl L. Fullerton.

Witness my hand and official seal.

(SEAL) My Commission Expires: 2014
SOENTORO, S.M.
Notary Public



OWNERS' CONSENT

Tom P. Kuffel, as the owner of Lot 77, River Island Ranch Filing No. 3, Rio Grande County, Colorado, hereby consents and approves the foregoing Annexation Amendment.

Tom P. Kuffel
Tom P. Kuffel

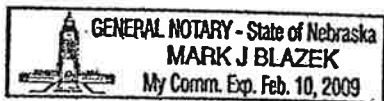
STATE OF NEBRASKA)
) ss.
COUNTY OF SAUNDERS)

The foregoing instrument was acknowledged before me this 14th day of December, 2007, by Tom P. Kuffel.

Witness my hand and official seal.

My Commission Expires: 2-10-09

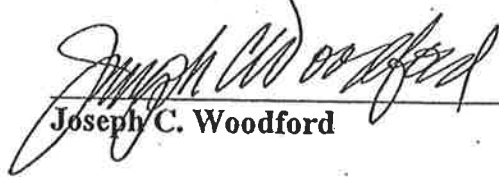
(SEAL)



Mark J Blazek
Notary Public

OWNERS' CONSENT

Joseph C. Woodford, as the owner of Lot 67, River Island Ranch Filing No. 3, Rio Grande County, Colorado, hereby consents and approves the foregoing Annexation Amendment.



Joseph C. Woodford

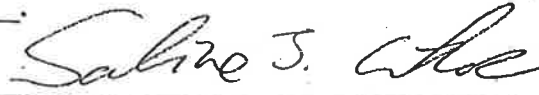
STATE OF Colorado)
) ss.
COUNTY OF El Paso)

The foregoing instrument was acknowledged before me this 13 day of December, 2007, by Joseph C. Woodford.

Witness my hand and official seal.

My Commission Expires: 7-26-2010

(SEAL)



Notary Public

2/6/08 CLERK'S NOTE: NO NOTARY SEAL

OWNERS' CONSENT

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Sonya Stenzler, as the owner of Lot 87, River Island Ranch Filing No. 3, Rio Grande County, Colorado, hereby consents and approves the foregoing Annexation Amendment.

Sonya Stenzler
Sonya Stenzler

STATE OF Texas)
COUNTY OF Tarrant) ss.

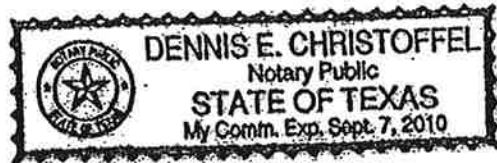
The foregoing instrument was acknowledged before me this 18 day of December, 2007, by Sonya Stenzler.

Witness my hand and official seal.

My Commission Expires: Sept 7, 2010

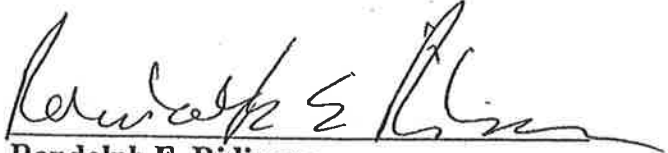
(SEAL)

Dennis E Christoffel
Notary Public



OWNERS' CONSENT

Randolph E. Ridinger and Audrey C. Ridinger, as the owners of Lot 89, River Island Ranch Filing No. 3, Rio Grande County, Colorado, hereby consent and approve the foregoing Annexation Amendment.

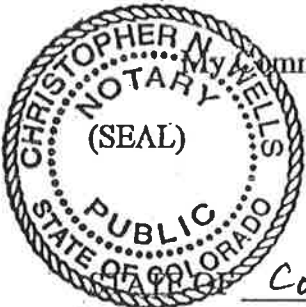

Randolph E. Ridinger


Audrey C. Ridinger
ACR

STATE OF Colorado)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 17th day of December, 2007, by Randolph E. Ridinger.

Witness my hand and official seal.



My Commission Expires: 08/16/2010


Notary Public

My Commission Expires 08/16/2010)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 17th day of December, 2007, by Audrey C. Ridinger.

Witness my hand and official seal.

My Commission Expires: 08/16/2010




Notary Public

OWNERS' CONSENT

Kerr Geophysical Co., a Texas corporation, as the owner of Lot 90, River Island Ranch Filing No. 3, Rio Grande County, Colorado, hereby consents and approves the foregoing Annexation Amendment.

Kerr Geophysical Co.,
a Texas corporation

By: Bobby G. Kerr
Name: Bobby G. Kerr
Title: President

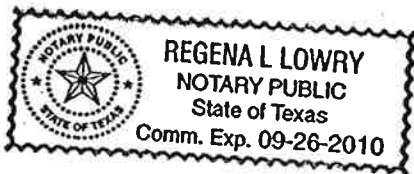
STATE OF TEXAS)
) ss.
COUNTY OF HAYS)

The foregoing instrument was acknowledged before me this 18th day of DECEMBER, 2007, by Kerr Geophysical Co., a Texas corporation.

Witness my hand and official seal.

My Commission Expires: 9/26/2010

(SEAL)



Regena L Lowry
Notary Public

Kerr Geophysical Co.,
a Texas corporation

By: Mariana D. Kerr
Name: Mariana D. Kerr
Title: Secretary

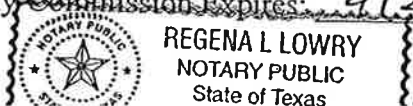
STATE OF TEXAS)
) ss.
COUNTY OF HAYS)

The foregoing instrument was acknowledged before me this 18th day of DECEMBER, 2007, by Kerr Geophysical Co., a Texas corporation.

Witness my hand and official seal.

My Commission Expires: 9/26/2010

(SEAL)



Regena L Lowry

OWNERS' CONSENT

Charles E. Hall and Melissa B. Hall, as the owners of Lot 94, River Island Ranch Filing No. 3, Rio Grande County, Colorado, hereby consent and approve the foregoing Annexation Amendment.

Charles E. Hall
Charles E. Hall

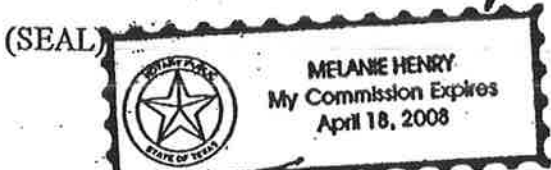
Melissa B. Hall
Melissa B. Hall

STATE OF Texas)
COUNTY OF Harris) ss.

The foregoing instrument was acknowledged before me this 22nd day of January, 2008, by Charles E. Hall.

Witness my hand and official seal.

My Commission Expires: April 18, 2008



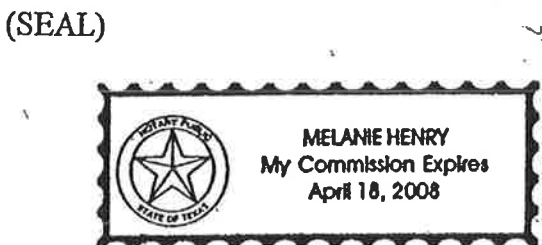
Melanie Henry
Notary Public

STATE OF Texas)
COUNTY OF Harris) ss.

The foregoing instrument was acknowledged before me this 22nd day of January, 2008, by Melissa B. Hall.

Witness my hand and official seal.

My Commission Expires: April 18, 2008



Melanie Henry
Notary Public

OWNERS' CONSENT

David M. Martinez, as the owner of Lot 58, River Island Ranch Filing No. 3, Rio Grande County, Colorado, hereby consents and approves the foregoing Annexation Amendment.

David M. Martinez
David M. Martinez

STATE OF NJ)
) ss.
COUNTY OF OCEAN)

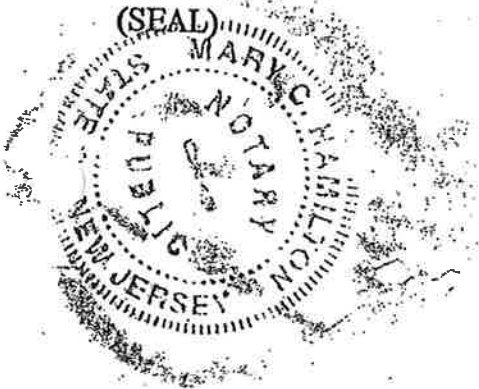
The foregoing instrument was acknowledged before me this 30 day of January, 2007, by David M. Martinez.

Witness my hand and official seal.

My Commission Expires: 11/21/2011

Mary C Hamilton
Notary Public

Mary C. Hamilton
2352661
Notary Public State of NJ
My Commission Expires, 11/21/2011



Receipt # 6514 Port 1
Date : 02-06-2008 Time 03:21 pm.
Issued By : donna murphy

SANDRA J JACKSON
RECORDER
RIO GRANDE

Issued To:
RIVER ISLAND RANCH INC
P O BOX 880
SOUTH FORK CO 81154

Inst No.	Type	Description	TOTAL
200800400666	ANTD	ANNEX/DECLA	66.00 Pd
Book 537	Page 993-1005		

Itemized Check Listing:

Check	Check No.	Amount
1	1342	66.00

Amount Due	\$	66.00
- Amount Charged	\$.00
- Paid by Check	\$	66.00
- Paid by Cash	\$.00
<hr/>		
= Change	\$.00

THANK YOU! SANDRA J JACKSON
RIO GRANDE