

**FIRST AMENDMENT  
TO THE  
MASTER DECLARATION  
OF COVENANTS  
FOR RIDGEWOOD HILLS P.U.D.**

THIS AMENDMENT is made this 28 day of OCTOBER, 2008.

**RECITALS**

A. d. Jensen Enterprises, Inc., a Colorado corporation, created the Ridgewood Hills community ("Community") by recording a Master Declaration of Covenants for Ridgewood Hills P.U.D. in the real property records of the County of Larimer, State of Colorado, at Reception No. 95077798, on December 6, 1995 (the "Declaration").

B. The Declaration provides for and allows for this First Amendment to the Master Declaration of Covenants for Ridgewood Hills P.U.D. (the "Amendment") in Article 11, Section 11.5, which provides as follows:

Except as otherwise provided in this Declaration or the Act, this Declaration may be amended at any time by a written and recorded instrument containing the consents of the then Delegates representing Owners of sixty-seven percent (67%) of the Units within this Large Planned Community.

C. All Owners are aware of the provisions of the Declaration allowing for amendment, by virtue of the record notice of the Declaration, by acts and disclosures, newsletters or notices of the Association and by other means;

D. The purpose of this Amendment is to add self-help as an enforcement right of the Association; and

E. The undersigned, being the President and Secretary of the Association, hereby certify that Delegates representing Owners of 67% of the Units within the Community have consented and agreed in writing to this Amendment. Alternatively, the Association has obtained approval for this proposed Amendment pursuant to the terms and conditions of the Colorado Common Interest Ownership Act.

F. As amended by this Amendment, the Declaration is referred to as the "Declaration."

NOW THEREFORE,

I. Amendments. The Declaration is hereby amended as follows:

(a) **Revision.** Article 11, Section 11.1 is hereby revised to add the following language:

In addition to the above enforcement authority, the Association may, but is not required to, exercise self-help to perform such maintenance responsibilities (e.g., mowing, removing weeds and trash, etc.) which are the responsibility of the Owner's, and assess all costs incurred by the Association against the Lot and the Owner as a Reimbursement Assessment. Self-help shall only be exercised in those instances where the Lot is abandoned and/or vacant.

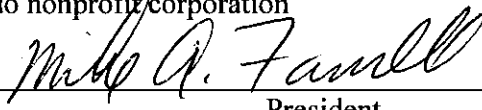
The Association further has the right to require an Owner, at the Owner's expense, to remove any structure or improvement on such Owner's Lot in violation of this Declaration and/or any applicable Subassociation Declaration that the Association has the right to enforce, and to restore the Lot to its previous condition and, upon failure of the Owner to do so, the Board or its designee shall have the right to enter the property, remove the violation and restore the property to substantially the same condition as previously existed, at the Owner's expense, and any such action shall not be deemed a trespass, with all fees and costs in connection with such removal and restoration to be assessed to the Owner as a Reimbursement Assessment under the terms of this Declaration.

II. No Other Amendments. Except as amended by the terms of this Amendment and previous Amendments, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment is executed by the undersigned.

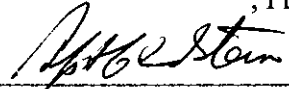
Ridgewood Hills Master Association,  
a Colorado nonprofit corporation

By:

  
\_\_\_\_\_

, President

By:

  
\_\_\_\_\_

, Secretary

STATE OF COLORADO )  
 ) ss.  
COUNTY OF LARIMER )

The foregoing was acknowledged before me this 28 day of October, 2008, by Mike Farrell, as President of Ridgewood Hills Master Association, a Colorado nonprofit corporation.

Witness my hand and official seal.  
My commission expires: 09/18/2010

Jeff Pagani  
Notary Public



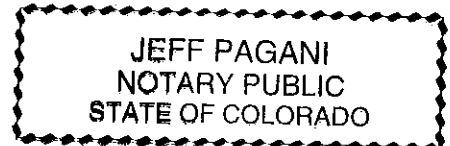
My Commission Expires 09/18/2010

STATE OF COLORADO )  
 ) ss.  
COUNTY OF LARIMER )

The foregoing was acknowledged before me this 28 day of October, 2008, by Phil Goldstein, as Secretary of Ridgewood Hills Master Association, a Colorado nonprofit corporation.

Witness my hand and official seal.  
My commission expires: 09/18/2010

Jeff Pagani  
Notary Public



My Commission Expires 09/18/2010

**After Recording Return To:**  
HindmanSanchez P.C.  
5610 Ward Road, Suite 300  
Arvada, CO 80002  
Attn: Melissa M. Garcia