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(FIRST)

BOOK 2700 PAGE 647

AMENDMENT

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MONIKA TODD CLERK & RECORDER MESA COUNTY CO
REC FEE \$15.00

TO

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

OF

THE SEASONS AT TIARA RADO

THIS AMENDMENT to the Declaration of Covenants, Conditions and Restrictions of The Seasons At Tiara Rado recorded in Book 1786 at Pages 248 et seq. on May 4, 1990, is signed this 18 day of April, 2000.

The annual meeting of The Seasons at Tiara Rado Filing No. 1 Owners Association was held at the home of Fred and Bette Martin, 483 Seasons Court, Grand Junction, CO 81503, at 6:30 p.m. on January 16, 2000. Present at such meeting were Fred & Bette Martin, John and Mary Holzwarth, Susan Oleskevich, Peggy Cavin, Jan Whiting, Larry Gilb, Joan Rossman, Lanny McCormick and, by proxies, Jocelyn Schrader, Jeff Franke and Jerry Uhrlaub.

It was unanimously approved by the members attending that Sections 6.2 and 6.3 of Article VI of the Declaration be amended to the extent set forth as follows, to-wit:

"Section 6.2. Residence Exteriors. The Association shall maintain the exterior of all of the residences in Filing No. 1 to the following extent:

1. Repairing and repainting the stucco finish of the thirteen homes comprising Filing No. 1 and repainting the wood finish over the windows and garages of such homes.
2. Repairing the photo-sensitive lights of the Filing No. 1 homes.
3. Paying the cost of normal trash removal from Filing No. 1 homes.
4. Watering and maintaining the lawns, shrubs and trees in the front perimeters of the Filing No. 1 homes.

The obligation and responsibility of the Owners Association Filing No. 1 for any maintenance and repair of the residences in Filing No. 1 shall be specifically confined to those items set forth under subparagraphs 1 through 4, inclusive, as above recited.



Tina Peters, Clerk and Recorder of Mesa County certifies this to be a full, true and correct copy of the original recorded document in my custody.
Date: 1-17-2002 By: Ginny Baughman Deputy Clerk



Except as amended as above set forth, the provisions of Section 6.2 of the Declaration shall be and remain in full force and effect."

"Section 6.3. Landscaping, Sidewalks and Driveways. The Association shall have no obligation to maintain the private gates, lawns, shrubs, trees and improvements, if any, constituting the rear portion and perimeter of the lots in Filing No. 1 on which the residences of the Association owners are located, nor to provide snow removal services for the Filing No. 1 Association homes.

Except as amended as above set forth, the provisions of Section 6.3 of the Declaration shall be and remain in full force and effect."

The Seasons at Tiara Rado Filing No. 1
Owners Association

By Bette Martin
Bette Martin, President

