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PAGE DOCUMENT

**FIRST SUPPLEMENT TO THE  
AMENDED DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
THE MASTER SUBDIVISION OF  
THE SEASONS AT TIARA RADO**

**THIS FIRST SUPPLEMENT OF THE AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE MASTER SUBDIVISION OF THE SEASONS AT TIARA RADO** (the "First" Supplement of Declaration") is made as of September 23, 2016, by The Seasons at Tiara Rado Homeowners' Association (the "Master Association").

RECITALS:

A. The Master Association has heretofore caused to be recorded on July 12, 2013, in Book 5500 at Page 696, et seq., Mesa County, Colorado records, an Amended Declaration of Covenants, Conditions, Restrictions and Easements for The Master Subdivision of The Seasons at Tiara Rado (the "Amended Master Declaration"). The Amended Master Declaration, by its terms, superseded and entirely replaced the Declaration of Covenants, Conditions, and Restrictions and Easements of the Master Subdivision of Tiara Rado South of April 24, 1990 and recorded in the books and records of the Mesa County, Colorado, Clerk and Recorder's office at Book 1786, Page 241 and all supplements and amendments thereto.

B. In Article 16 of the Amended Master Declaration, the Owners (all capitalized terms used herein shall have the meanings as defined in the Master Declaration, unless otherwise defined or modified herein), expressly reserved for the right to amend the Amended Master Declaration, which they do hereby by submitting additional Lots and Common Area through this duly recorded supplement to the Amended Master Declaration.

C. The Owners wish to submit to the Property the following described property to the terms of the Amended Master Declaration:

Lots 1 through 6, and Tract A, THE SEASONS at Tiara Rado Subdivision, FILING NO. 7 as shown on the plat as recorded ~~September~~ Oct. 7 2016, at ~~Plat~~ ~~Book~~ ~~Pages~~ ~~and~~ ~~e~~, Mesa County Records (hereinafter referred to as "Supplemental Property").

The plat of the Supplemental Property is recorded herewith and incorporated herein as Exhibit "A". The Owners hereby declare that both the Property and the Supplemental Property shall be held, sold and conveyed subject to the Covenants, Conditions, Restrictions and Easements contained in the Amended Master Declaration, which are for the purpose of

protecting the value and desirability of the Property and the Supplemental Property and 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 Property or the Supplemental Property.

1. General. The terms and provisions contained in this First Supplement to the Amended Master Declaration shall be in addition and supplemental to the terms and provisions contained in the Amended Master Declaration. All terms and provisions of the Amended Master Declaration, including all definitions, except those terms and provisions specifically modified herein, shall be applicable to this First Supplement to the Master Declaration and to the Supplemental Property. The definitions used in the Amended Master Declaration are hereby expanded and shall hereafter be deemed to encompass and refer to the Property as defined in the Amended Master Declaration and the Supplemental Property as defined herein. For example, reference to the "Property" shall mean both the Property and the Supplemental Property, reference to "Owner" shall mean the record owner of fee simple title both to any Lot as defined in the Amended Master Declaration and to the Lots constituting the Supplemental Property, reference to "Member" shall mean every Owner as defined in the Amended Master Declaration and as modified by this First Supplement to the Amended Master Declaration, and reference to the "Master Declaration" shall mean the Amended Master Declaration as supplemented by this First Supplement to the Master Declaration.
2. Use Restrictions Specific to Filing Seven, Lots 1-6. The following restrictions are applicable only to Lots 1 – 6, inclusive, of Filing 7, according to the Plat thereof. Where a conflict exists between the following provisions and the provisions of any other provision of the Master Declaration, the provisions of this Article shall control with respect to the Lots to which it applies.
  - 2.1. Height Restrictions. Maximum structure heights are twenty-four (24) feet.
  - 2.2. Building Size. The ground floor area of a one-story Building shall not be less than 1,800 square feet. Building size is exclusive of open porches, garages, and unfinished areas.
  - 2.3. Common Area Tract A. The Master Association shall maintain the Common Area Tract A labeled on the Plat.
3. Effect of Expansion. Assessments levied by the Master Association as provided in Article 15 of the Amended Master Declaration, after the recording of this First Supplement to the Master Declaration, shall be levied against all Lots including Lots which are part of the Supplemental Property, as allocated by the Board of Directors of the Master Association upon the acceptance of substantially all of the subdivision improvements within the Supplemental Property by the City of Grand Junction. The recording of this First Supplement to the Amended Master Declaration shall not alter the amount of the Assessments assessed to any Lot prior to such recording.

