

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS  
FOR ALPINE MOUNTAIN RANCH**

This AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ALPINE MOUNTAIN RANCH (this "Amendment") is made effective as of the date of its recording in the real property records of Routt County, Colorado, by Alpine Mountain Ranch at Steamboat, LLLP (the "Declarant").

**RECITALS**

A. This Amendment is to the Declaration of Covenants, Conditions, Restrictions, and Easements for Alpine Mountain Ranch dated December 19, 2006, and recorded in the Office of the Clerk and Recorder of Routt County Colorado on December 29, 2006 under Reception No. 650155 (the "Original Declaration"). The Original Declaration has been amended by an amendment previously recorded in the Office of the Clerk and Recorder of Routt County Colorado on July 18, 2007 at Reception No. 660742. The Original Declaration, as amended by any previously recorded amendments, is referred to herein as "the Declaration".

B. Pursuant to Section 17.2 of the Declaration, approval of the Declarant during the Declarant Control Period and Owners representing 67% or more of the total voting interest in the Association is required in order to amend the Declaration.

C. The undersigned is the Declarant and is the owner of more than 67% of the lots at Alpine Mountain Ranch, and holds more than 67% of the total voting interest in the Alpine Mountain Ranch Association (the "Association").

D. Declarant desires to amend certain sections of the Declaration, as set forth below.

**AMENDMENT**

NOW THEREFORE, the Declaration is hereby amended as follows:

1. Amendment to Section 14.8 of the Declaration. Section 14.8 of the Declaration is amended to read as follows:

Section 14.8 Termination of Development Rights. The rights reserved to Declarant for itself, its successors and assigns for the development of the Expansion Property ("Expansion and Development Rights") shall expire on December 31, 2026, unless terminated earlier pursuant to the terms and provisions of the Amendment to Use License and Agreement to Convey Remainder Parcel entered into by and between the Declarant and the Association or unless voluntarily relinquished by Declarant.

Amendment to Section 2.13 of the Declaration. Section 2.13 of the Declaration was previously amended by the amendment recorded in the Office of the Clerk and Recorder of Routt County Colorado on July 18, 2007 at Reception No. 660742. Section 2.13 is further amended to recognize that the deadlines set forth in the Use License and Agreement to Convey Remainder Parcel dated June 22, 2007 have been extended by an Amended Use License and Agreement to Convey Remainder Parcel entered into between the Association and the Declarant.

2. Except as herein expressly amended and modified hereby, all the terms and provisions of the Declaration remain unchanged and in full force and effect.

3. In case of any conflict between the terms of this Amendment and the Declaration, the provisions hereof shall prevail. Capitalized terms herein, unless otherwise defined, shall have the same meaning as set forth in the Declaration.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Amendment as of the 22 day of DECEMBER, 2016.

Alpine Mountain Ranch at Steamboat Springs, LLLP,  
A Colorado limited liability limited partnership

By: Steamboat Alpine Development, LLC,  
A Colorado limited liability company

Its: General Partner

X By: William P. Butler

Name: WILLIAM P. BUTLER  
Title: Manager

STATE OF Kentucky )  
County of Kenton ) ss.

The foregoing instrument was acknowledged before me this 22 day of December, 2016, by William P. Butler, as Manager of Steamboat Alpine Development, LLC, A Colorado limited liability company, General Partner of Alpine Mountain Ranch at Steamboat Springs, LLLP, A Colorado limited liability limited partnership.

Witness my hand and official seal.  
My commission expires: 6/3/17

Lura K. Tucker  
Notary Public



MY COMMISSION EXPIRES JUNE 3, 2015  
COMM. # 490475  
STATE AT LARGE, KENTUCKY  
NOTARY PUBLIC  
LURA KIM TUCKER