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Amendment to the Declaration of Covenants, Conditions,  
Restrictions and Easements  
For  
Country Club Cottages at Cotton Ranch

THIS AMENDMENT TO THE DECLARATION made this 26 day of  
Dec, 2000, by Country Club Cottages LLC, having its principal office at 100 W. Beaver  
Creek Blvd., Suite 230 Avon, Co., 81620, hereinafter called the Declarant;

WITNESSETH:

RES

WHEREAS, Country Club Cottages LLC is the Declarant is, pursuant to the  
Declaration of Covenants, Conditions, Restrictions and Easements for Country Club  
Cottages at Cotton Ranch recorded at reception Number 745135 on November 28, 2000  
and

WHEREAS, by this Declaration, the Declarant intends to amend the Declaration  
pursuant to its reserved rights under the provisions of Article 17.2 of the Declaration and the  
Law of the State of Colorado ; and

WHEREAS, pursuant to the provisions of said Article 17.2 the Declarant may so  
amend the Declaration without the consent or joinder of the Association or other owners to  
fullest extent provide by Colorado Law and as Declarant owns in excess of 67% of the  
votes entitled to cast votes at any meeting and Declarant's Mortgagee hold mortgages to  
greater than 51% of the property subject to the Declaration ;

NOW, THEREFORE, the Declarant, pursuant to Colorado Law, does hereby declare  
and state on behalf of itself, its successors and assigns, and on behalf of all persons having  
or seeking to acquire any interest of any nature whatsoever in the said Condominium  
property, as follows:

1. Paragraph 9.1A is deleted and in it's place the following is inserted: "Residence Exteriors. Subject to the Insurance Responsibilities set forth in Article X below, the Association shall maintain the Exterior Maintenance Area of all Residences which shall not include painting of the exterior and all window repairs unless covered by the Association's Insurance. The owner shall be responsible for repair or other replacement of broken window panes and roof repair and all other exterior maintenance and repairs."
2. Paragraphs 10.1 (iii), 10.12 and Article 23 are hereby deleted.
3. Lot 193 is deleted from being subject to the Declaration and Amendments.

Return to: Shapiro Development  
PO Box 5690  
Avon, Co 81620

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