

**FIRST SUPPLEMENTAL DECLARATION TO
MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
COPPER CREEK WEST**

THIS FIRST SUPPLEMENTAL DECLARATION, effective this 30th day of October, 2025, is made and entered into by North 25, LLC (“Declarant”).

RECITALS

A. By that certain Master Declaration of Covenants, Conditions and Restrictions of Copper Creek West (the “Declaration”) recorded April 24, 2024, at Reception No. 3091265 in the Office of the Clerk and Recorder of Mesa County, Colorado, (the “Clerk”), Declarant created a common interest community, as defined by Colorado law, known as Copper Creek West (the “Community”). Capitalized terms herein shall have the same meaning as such terms in the Declaration unless otherwise stated.

B. Pursuant to Recital B, D and Article 13 of the Declaration, Declarant reserved the right to create a maximum of two hundred and seven (207) units in the Community. The plat of Copper Creek West Filing 1 recorded at Reception No. 3091263 in the records of the Clerk (the “Plat”) created Lot 200, which was designated as the Annexable Property in the Declaration. By these means Declarant reserved the right to annex to the community all or any part of Lot 200 as shown on the Plat to the Community and create additional Lots and Common Elements thereon that would, upon annexation, be a part of the Community.

C. Declarant desires by this First Supplemental Declaration to annex to the community certain additional Lots other lands within what was formerly known as Lot 200, Copper Creek West Filing 1, specifically consisting of a further twenty-seven (27) Lots and other lands as more particularly described, depicted and defined on that certain plat of Copper Creek West Filing 2 recorded or to be recorded in the records of the Clerk, to amend the Declaration accordingly, and to reallocate among all of the Lots, including the Lots added by this First Supplemental Declaration, the votes in the Association as provided by Section 1.2.2 and the fraction or percentage of the common expenses of the Association provided by Section 1.2.1 (collectively, the “Allocated Interests”) accordingly.

SUPPLEMENTAL DECLARATION

NOW, THEREFORE, for the purposes set forth in the Declaration, Declarant, for itself and its successors and assigns, hereby declares as follows:

1. The real property described on Exhibit A attached hereto and made a part hereof by this reference is hereby annexed to and made a part of the Community. The property annexed by this First Supplemental Declaration is referred to as “Cooper Creek West Filing 2.”

2. The definitions contained in the Declaration are hereby amended by the addition thereto of Copper Creek West Filing 2, and all of the lands within it are hereby made expressly subject to the Declaration and all covenants, conditions, restrictions, limitations, assessments, charges, servitudes, liens, reservations, exceptions, easements, privileges, rights and other provisions set forth therein.

3. The Allocated Interests of all Lots in the Community are hereby reallocated as provided in Section 1.2.3. For the avoidance of doubt, the Lots in Copper Creek West Filing 2 shall each be allocated one (1) vote in the Association and the total number of votes in the Associations' affairs shall be increased by the number of Lots in Cooper Creek West Filing 2. Further, each Lot in the Community shall pay assessments for Common Expenses in equal shares, including the Lots in Copper Creek West Filing 2 in the referenced calculations.

4. Declarant specifically reserves all development and related rights as reserved in the Declaration, including, without limitation, to the remaining portions of Lot 200, Copper Creek West Filing 1, and Lot 201, Copper Creek West Filing 2.

5. The recorded easements and licenses appurtenant to or included in Copper Creek West Filing 2 are set forth on Exhibit B attached hereto and made a part hereof by this reference.

IN WITNESS WHEREOF, Declarant has executed this First Supplemental Declaration the day and year first above written.

DECLARANT:
North 25, LLC

By: 
Silvano Colman, Manager

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing First Supplemental Declaration was acknowledged before me this 30th
day of October, 2025, by Silvano Colman, Manager of North 25, LLC.

Witness my hand and official seal.
My commission expires: 01-12-2027

(SEAL)

Sunni B. Gagler
Notary Public

SUNNI B GAGLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984030898
MY COMMISSION EXPIRES JANUARY 12, 2027

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY ANNEXED BY
FIRST SUPPLEMENTAL DECLARATION

Lots 49-75
Tracts H and I
Copper Creek West Filing 2

Mesa County, Colorado.

EXHIBIT B

RECORDED EASEMENTS AND LICENSES

All easements, rights-of-way, and licenses dedicated, shown or referred to on the final plat of Copper Creek West Filing 2 recorded or to be recorded in the Office of the Clerk and Recorder of Mesa County, Colorado.