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RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

186267
Page 1 of 2
Michelle Nauer, County Clerk & Recorder
Ouray, Colorado
11/05/2004 02:30 PM Recording Fee \$11.00

RAMON M. ESCURE
ATTORNEY AT LAW
P.O. BOX 2542
TELLURIDE, COLORADO 81435

SPACE ABOVE THIS LINE RESERVED FOR USE BY RECORDER

**FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, RESTRICTIONS,
RESERVATIONS AND EASEMENTS
FOR
RIVER PARK
TOWN OF RIDGWAY, OURAY COUNTY, COLORADO**

This First Amendment to the Declaration of Covenants, Restrictions, Reservations and Easements for River Park, Town of Ridgway, Ouray County, Colorado ("First Amendment") is made this 4th day of November, 2004, by Ridgway River Ranches, LLC, a Colorado limited liability company (hereinafter referred to as the "Declarant").

WHEREAS, on December 18, 2001, Declarant recorded the Declaration of Covenants, Restrictions, Reservations and Easements for River Park ("Declaration") in the office of the Clerk and Recorder for Ouray County, Colorado at Reception No. 176461 and the Plat Map for River Park in records of the Clerk and Recorder for Ouray County, Colorado at Reception No. 176459 ("Plat Map");

WHEREAS, pursuant to the Colorado Common Interest Ownership Act, CRS §38-33.3-101 *et seq.*, the Declarant submitted certain real property to the terms and conditions set forth in the Declaration and on the Plat Map;

WHEREAS, the real property submitted by the Declarant to the Declaration and Plat Map was generally described as certain lots and tracts situated within River Park Ridgway Business Park, Filing 1, County of Ouray, Colorado;

WHEREAS, Outlot P.2/A was not part of or approved by the Town of Ridgway, Colorado as being within or part of River Park Ridgway Business Park, Filing 1, County of Ouray, Colorado;

WHEREAS, Outlot P.2/A was identified in Paragraph 8.1 (f) of the Declaration as additional property which may be added under the Declaration and was not intended to be part of the original property designated on Exhibit A to the Declaration;

WHEREAS, description of submitted real property attached as Exhibit A to the Declaration erroneously included a reference to "Outlot P2/A" as being part of River Park Ridgway Business Park, Filing 1, County of Ouray, Colorado;

WHEREAS, Section 10.4 of the Declaration reserves to the Declarant the right and power to make and execute any such amendments to the Declaration to "make non-material changes, such as for the correction of a technical, clerical or typographical error or clarification of a

statement or for any changes to real property not yet part of or adjacent to River Park” without obtaining the approval of any Lot Owner or the Association; and

WHEREAS, the Declarant has determined that it shall make and execute an amendment to the Declaration whereby deleting the erroneous reference to Outlot P2/A as being part of River Park Ridgway Business Park, Filing 1, from the legal description attached to the Declaration as Exhibit A.

NOW THEREFORE, Declarant does hereby publish and declare that:

1. The word “Outlot P2/A be and is hereby removed from the legal description of the real property set forth in Exhibit A to the Declaration and that portion of said Exhibit A is hereby corrected to read as follows:

EXHIBIT A

DESCRIPTION OF THE PROPERTY AT THE TIME OF DECLARATION IS RECORDED: Lots 112-118, 137-150, 125-134, 222-226, 206-217, 441, 443, 447, 417, 301, 302, 311, 312, 319 and Tract OS-1 through Tract OS-5, River Park Ridgway Business Park, Filing 1, according to the Plat thereof recorded at Reception No. 176459 in the Office of the Ouray County Clerk and Recorder.

2. Except as specifically amended by the First Amendment or other amendments or supplements to the Declaration, all other terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF Declarant has caused this First Amendment to be executed by its duly authorized representative this 7th day of November, 2004.

DECLARANT: RIDGWAY RIVER RANCHES, LLC

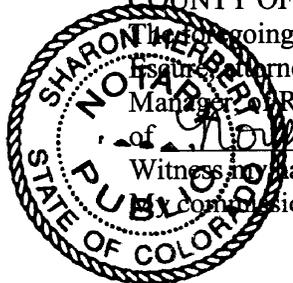
By: Benjamin F. Jackson, IV, Manager
Benjamin F. Jackson, IV, Manager
By his attorney in fact, Ramon M. Escure

By: John "Jack" Wesson, Manager
John "Jack" Wesson, Manager
By his attorney in fact, Ramon M. Escure

STATE OF COLORADO)
) ss.
COUNTY OF Ouray)

The foregoing First Amendment to Declaration was acknowledged before me by Ramon M. Escure, attorney in fact for Benjamin F. Jackson, IV, Manager and John "Jack" Wesson, Manager of Ridgway River Ranches, LLC, a Colorado limited liability company on the 7th day of November, 2004.

Witness my hand and seal.
My commission expires; 11-05-05



Sharon Herliert
Notary Public

My Commission Expires
11/05/2005