

Recorded at 2:24 o'clock P M. NOV 13 1985  
Reception No. J66518 MILDRED ALSDORF, RECORDER  
GARFIELD COUNTY, COLORADO

THIRD AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND LIENS OF  
THE SHADOW RIDGE HOMEOWNERS ASSOCIATION, INC.

BOOK 678 PAGE 742

THIS AMENDMENT made this 21<sup>st</sup> day of July, 1985, by the undersigned, being two-thirds of the record owners and first mortgagees of the property included within the Declaration of Covenants, Conditions, Restrictions and Liens of the Shadow Ridge Homeowners Association, Inc., as duly amended.

W I T N E S S E T H:

WHEREAS, Dean and Otte Development, Inc., has filed for record in the Office of the Clerk and Recorder of Garfield County, Colorado, the "Declaration of Covenants, Conditions, Restrictions and Liens of the Shadow Ridge Homeowners Association, Inc." dated November 21, 1980, and recorded in Book 560 at Page 463 of the records of Garfield County, Colorado; and

WHEREAS, Dean and Otte Development, Inc., has also filed for record in Garfield County an "Amendment to Declaration of Covenants, Conditions, Restrictions and Liens of Shadow Ridge Homeowners Association, Inc." dated April 15, 1981 and recorded in Book 569 at Page 535 of the records of Garfield County, Colorado; and,

WHEREAS, Dean and Otte Development, Inc., has also filed for record in Garfield County a "Second Amendment to Declaration of Covenants, Conditions, Restrictions and Liens of Shadow Ridge Homeowners Association, Inc." dated June 12, 1981, and recorded in Book 575 at Page 94 of the records of Garfield County, Colorado; and,

WHEREAS, it is necessary to amend and clarify said Declaration in certain respects,

NOW, THEREFORE, the undersigned owners and first mortgagees hereby declare that the following amendment is incorporated into and made a part of the Declaration of Covenants, Conditions, Restrictions and Liens of the Shadow Ridge Homeowners Association, Inc., and other terms, conditions and obligations of said Declaration notwithstanding, the following amendment and addition shall apply:

1. There is hereby omitted from the Properties described in the aforesaid Declaration and designated Exhibit "A" thereto, the real property described below and the Declaration of Covenants, Conditions, Restrictions and Liens of the Shadow Ridge Homeowners Association, Inc., shall not in any way bind, restrict or govern the use of the following described property:

A parcel of land situate in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 8, Township 6 South, Range 93 West, of the 6th Principal Meridian. Said parcel being part of Block No. Two, of the Amended Plat of Shadow Ridge P.U.D. as on file in the Garfield County records, said parcel being more particularly described as follows:

Beginning at a point on the northwesterly right-of-way of Wamsley Way from which the southeast corner of said Section 8, a brass cap found in place, bears S25°19'05"E a distance of 671.38 ft.; thence S29°17'02"W a distance of 71.91 ft. along the northwesterly right-of-way of said Wamsley Way; thence continuing along said right-of-way along the arc of a curve to the right a distance of 103.78 ft., said curve having a central angle of 60°42'58" and a radius of 97.93 ft.; thence continuing along said right-of-way west a distance of 108.00 ft.; thence north a distance of 132.34 ft.; thence N25°37'00"W a distance of 139.42 ft. to a point on the northerly boundary of Shadow Ridge P.U.D. Amended; thence N64°23'00"E along said northerly boundary a distance of 120.00 ft.; thence continuing along said northerly boundary N83°15'00"E a distance of 207.01 ft. to the most northwesterly corner of Lot 3 Block 2; thence S21°38'22"E along the westerly line of said Lot 3, Block 2 a distance of 159.52 ft. to a point on the northerly right-of-way of Wamsley Way; thence along said northerly right-of-way along the arc of a non-tangent curve being concave to the southeast a distance of 113.44 ft., said curve having a central angle of 39°04'36" and a radius of 166.33 ft. to the point of beginning, said parcel containing 1.91 acres more or less, County of Garfield, State of Colorado.

