

FIRST

SUPPLEMENTAL DECLARATION



TO



THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

OF THE

RESERVE AT UTE CREEK (SECOND PHASE)

THIS FIRST SUPPLEMENTAL DECLARATION TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE RESERVE AT UTE CREEK ("First Supplemental Declaration") is made this <u>8th</u> day of April, 1999 by BOSCH LAND COMPANY, INC., a Colorado corporation ("Declarant").

WITNESSETH:

WHEREAS, on November 24, 1998, the Declarant recorded THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE RESERVE AT UTE CREEK as Reception No. 1874326 in the Boulder County Clerk and Recorder's Office, Boulder, Colorado ("Declaration"); and

WHEREAS, said Declaration creates certain protective covenants, conditions, and restrictions as set forth therein; and

WHEREAS, the Declarant reserved the right in ARTICLE TWELVE of the Declaration to annex certain additional property without the consent of the Owners, Members of the Association or First Mortgagees, and upon such annexation such real property shall be subject to all the terms and conditions of the said Declaration. Such annexation shall be accomplished by the filing for record by the Declarant in the said County Clerk and Recorder's Office a Supplemental Declaration; and

WHEREAS, the Declarant has further improved the real property described below (the "Property"), and desires to subject and place upon this Property the covenants, conditions, restrictions and other charges as set forth in the Declaration.

THIS DOCUMENT WAS DRAFTED BY, AND AFTER RECORDING, RETURN TO: William A. Love, Esq Wells, Love & Scoby LLC 225 Canyon Blvd Boulder, CO 80302 (303) 449-4400



NOW THEREFORE, the Declarant hereby annexes the following described property:

Lots 11 through 22, Block 1, Lots 5 through 18, Block 2, Lots 15 through 22, Block 3, Outlots G, L, O, P, Spring Valley Phase Four, The Reserve at Ute Creek, a subdivision of the County of Boulder, State of Colorado.

and by reason of such annexation, the Property shall (a) be subject to all the covenants, conditions and restrictions as contained in the Declaration; (b) be deemed to be part of the Planned Community as defined in the Declaration; (c) Outlots G, L, O, and P be considered Common Areas as defined in the Declaration; and (d) each Owner's Common Expense Assessment Liability shall be reallocated in accordance with Paragraph 1.3 of the Declaration.

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

		DECLARANT:
	Ву:	BOSCH LAND COMPANY, INC. a Colorado Corporation David Boschert, Vice-President
STATE OF COLORADO COUNTY OF BOULDER)) ss.)	
		Q*//

The foregoing instrument was acknowledged before me this of the day of April, 1999 by David Boschert as Vice-President of BOSCH LAND COMPANY, INC.

My commission expires:

WITNESS my hand and official seal.

Notary Public

My Commission Expires 09/22/93