



**FIRST AMENDMENT OF
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
RIVERWALK AT ESCALANTE CROSSING**

THIS FIRST AMENDMENT is intended to amend that certain Declaration of Covenants Conditions and Restrictions of Riverwalk At Escalante Crossing recorded April 15, 2004 at Reception No. 882509 in the office of the La Plata County Clerk and Recorder, (the "Declarations"). This First Amendment to Declarations is made this 24th day of January, 2005 by Nature's View, LLC a Colorado limited liability company (the "Declarant") and the undersigned Unit Owners.

The Declarant is the owner of the real property described as Lots 1, 2, 3, 4, 5, 6, 8, 15 & 16, inclusive, of the Riverwalk Townhomes according to the as-built plats thereof recorded in the Office of the La Plata County Clerk and Recorder covering the real property described on Exhibit A attached hereto.

The Declarant (who owns nine of the sixteen lots) and the undersigned Unit Owners, hold no less than 67% of all of the votes allocated to the lots and residential units thereon, and pursuant to Section 11.2 have the authority to amend the Declarations.

NOW THEREFORE, the Declarant hereby certifies and declares that the Declarations are amended as follows:

1. Section 6(b)(vi) pertaining to "Limited Common Elements" is amended so as to exclude "roofs and exteriors" as a designated limited common element. Roofs and exteriors of all Units shall be designated General Common Elements under Section 7.1 and the repair, replacement and/or maintenance of which shall be treated as a Common Expense assessment in accordance with each Unit Owner's percentage share.

2. Section 10.1(l)(b) shall be deleted in its entirety and replaced with the following sentence:

Unit Owners of Units 14, 15 and 16 shall park vehicles inside their Unit's designated parking garage at all times.

3. Section 10.1(o), second and third sentences, shall be deleted in their entirety and replaced with the following sentences:

Three of the common parking spaces shall be allocated for priority use by the Unit Owners of Lots 14, 15 and 16. The remaining parking shall be for the purpose of guest parking and no Owner shall monopolize the guest parking spaces for a period of more than seven (7) consecutive days.

4. Section 10.1(r)(ii) shall be deleted in its entirety and replaced with the following:

(ii) No rental or lease with a term of less than six (6) months shall be allowed.

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