

**THIRD AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CRESTHAVEN ACRES SUBDIVISION**

This Third Amendment to Declaration of Covenants, Conditions and Restrictions for Cresthaven Acres Subdivision ("Third Amendment") is made and effective the ____ day of March, 2020.

RECITALS

A. A Declaration of Covenants, Conditions and Restrictions for Cresthaven Acres Subdivision (the "Original Declaration") was recorded on December 11, 2018, at Reception#: 2864033, in the real property records of Mesa County, Colorado.

B. A First Amendment to Declaration of Covenants, Conditions and Restrictions for Cresthaven Acres Subdivision (the "First Amendment") was recorded on August 13, 2019, at Reception#: 2890825, in the real property records of Mesa County, Colorado.

C. A Second Amendment to Declaration of Covenants, Conditions and Restrictions for Cresthaven Acres Subdivision (the "Second Amendment") was recorded on December 5, 2019, at Reception#: 2905291, in the real property records of Mesa County, Colorado.

D. The Original Declaration, the First Amendment, and the Second Amendment are collectively referred to as the "Declaration" in this Third Amendment. Unless otherwise provided in this Third Amendment, capitalized terms in this Third Amendment shall have the same meanings as in the Declaration.

E. The Property subject to the Declaration is all of Cresthaven Acres Subdivision.

F. Pursuant to Section 14.05 of the Declaration, all or any portion of the Declaration may be supplemented, changed or canceled in whole or in part at any time by the vote or agreement of Members representing at least 67% of the voting rights of the Members.

G. The undersigned wish to amend the Declaration to provide different rights and obligations for Lots 16, 17, 18 and 19 (together, the "Large Lots"), which are larger and differently situated than the other Lots in the Subdivision.

H. The undersigned, which own all of the Large Lots and represents more than 67% of the voting rights of the Members, approve the changes to the Declaration described in this Third Amendment.

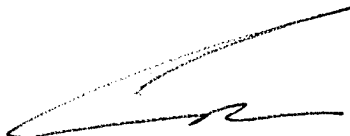
THEREFORE, the undersigned declare that:

TERMS

1. All of the above Recitals are true and are incorporated into the Terms of this Third Amendment.
2. Section 7.01 of the Declaration is amended for the Large Lots to require one garage (whether attached or detached) with a minimum of three (3) automobile bays, with the maximum number of automobile bays determined by application to the ACC in accordance with Article 8.
3. Section 7.01 of the Declaration is amended for the Large Lots to allow one outbuilding or accessory dwelling unit (as defined by County regulations) upon approval by the ACC in accordance with Article 8; provided, however, that its design, construction and materials are comparable to that of the Residence on the same Lot and that it meets all Town zoning requirements.
4. Section 7.05 of the Declaration is amended for the Large Lots to require that the heated floor area of the Residence, exclusive of garages, basements, and open porches, be no fewer than 2,000 square feet, with the maximum size determined by application to the ACC in accordance with Article 8.
5. A new subsection 7.06(d) is added to the Declaration for the Large Lots as follows:
 - (d) The exteriors of all buildings shall be constructed of stone and/or earth-tone or white stucco. Accent elements such as metal or timber may be permitted upon approval by the ACC in accordance with Article 8.
6. Subsection 7.07(b) of the Declaration is amended for the Large Lots to require that, in addition to the existing landscaping requirements in the Declaration, a minimum of seven (7) shrubs be planted in the front yard setback area of the Large Lots as part of the landscaping of the Large Lots.
7. Section 7.14 of the Declaration is amended for the Large Lots to require that, in addition to the existing fence requirements in the Declaration, any fences constructed on Large Lots shall be made of white vinyl.
8. On the date of this Third Amendment, an existing Residence and outbuilding have been erected on Lot 16. The provisions of this Third Amendment shall not apply to the existing structures on Lot 16; however, any additions, remodeling, rebuilding, or new construction or landscaping of any kind on Lot 16 (including fences and outbuildings), shall be subject to all of the terms and conditions of the Declaration, as amended by this Third Amendment.

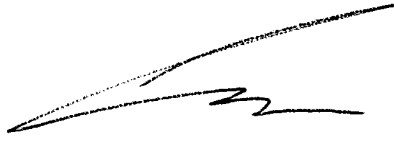
IN ALL OTHER RESPECTS the Declaration shall remain as written.

CHRONOS PROPERTY, LLC



Cody J. Davis, Manager

CHRONOS BUILDERS LLC



Cody J. Davis, Manager

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

Subscribed and sworn to before me the 16 day of March, 2020, by Cody J. Davis, as Manager of Chronos Property, LLC and as Manager of Chronos Builders LLC.

WITNESS my hand and official seal.

My commission expires: 2-24-21



Notary Public

