

2 PAGE DOCUMENT

**FIRST AMENDMENT OF
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
HERITAGE HEIGHTS SUBDIVISION**

This FIRST AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HERITAGE HEIGHTS SUBDIVISION (the "Amendment") is made as of June ~~24~~ 2015, by **HERITAGE ESTATES, LLC, a Colorado limited liability company** (the "Declarant").

The Declaration of Covenants, Conditions, Restrictions and Easements has heretofore been recorded in Book 5730 at Page 902 (the "Declaration").

Pursuant to Section 8.4 of the Declaration, the Declaration and/or the Plat may be amended by Declarant at any time and for any purpose prior to the conveyance of the first Lot to an Owner. Subsequent to the conveyance of the first Lot to an Owner, the Declarant may amend the Declaration or the Plat to, among other reasons, correct any clerical, typographical or technical errors.

The Declaration is hereby amended as follows:

1. Article III, Section 3.1(a), is hereby amended to read as follows:

“ (a) Residential Use. All Lots shall be used solely for single-family residential purposes. Only single-family dwellings, a private garage, and other outbuildings directly incidental to single-family residential use shall be erected, altered, placed or permitted to remain on any Lot. Accessory dwelling units are not allowed. The single-family dwelling shall have a minimum of 1,200 square feet of living space exclusive of the garage.”

2. Article III, Section 3.1(b), is hereby amended to read as follows:

“ (b) New Construction. Only new I.R.C. (International Residential Code) residential buildings shall be permitted within the Property. Further, no temporary or accessory Building or structure of any type whatsoever shall be used at any time for a residence, either temporary or permanent, including trailers, teepees, tents, shacks, garages or sheds. All exteriors shall be painted in neutral earth tones except stone or rock exteriors which shall remain their natural color.”

