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November 30, 1979 Recorded at 4:00A.M.  
Recorder: Johnnette Phillips

Fee \$2.00

Eagle County

FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR PITKIN CREEK TOWNHOUSES

This First Amendment to the Declaration of Covenants, Conditions and Restrictions for Pitkin Creek Townhouses made this 29<sup>TH</sup> day of NOVEMBER 1979 by P & R Enterprises, declarant,

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in Eagle County, Colorado which declarant has subjected to a townhouse declaration recorded February 21, 1979 in Book 282 at Page 203 of the Eagle County records, and

WHEREAS, Declarant has now substantially completed construction of said townhouse project, and

WHEREAS, Declarant has had a townhouse map for Pitkin Creek Townhouses, and

WHEREAS, Declarant desires to amend said Declaration with certain easements as set forth in Article VII, 5 of the Declaration.

NOW, THEREFORE, Declarant hereby amends said Declaration amending Article VII by adding a paragraph numbered 6 to which shall read as follows:

6. Each townhouse unit shall be granted an easement for deck, patio and entrance purposes which easement shall be 8 feet in depth and the width of each townhouse lot as set forth on said plat and said easement shall be on both the front and back of each lot and parallel to the party wall created for each lot. In addition, lots 4, 7, 11, 15, 19 & 23 shall be granted an 8 foot wide easement along the westerly lot line of each such lot for deck, patio and entrance purposes. Lots 5, 8, 16 & 20 shall be granted an 8 foot wide easement along the easterly lot line of each such lot for deck, patio and entrance purposes. Said easement hereby created shall be for the sole and exclusive use of the lot for which they are created.

IN WITNESS WHEREOF, this First Amendment to Declaration was executed the day and year first above written.

P & R ENTERPRISES,  
a Colorado Partnership

By Ralph B. Putnam  
(Ralph B. Putnam, Partner)

William D. Robbie  
(William D. Robbie, Partner)

STATE OF COLORADO )  
COUNTY OF EAGLE ) SS:

Subscribed and sworn to before me this 29<sup>TH</sup> day of NOVEMBER 1979 by Ralph B. Putnam and William D. Robbie as partners of P & R Enterprises, a Colorado Corporation.

Witness my hand and official seal.

