

**FIRST AMENDMENT TO DECLARATION OF  
PROTECTIVE COVENANTS AND RESTRICTIONS OF  
CHAPPARAL 480**

KNOW ALL MEN BY THESE PRESENT, that

WHEREAS, Article VI. Section 26 of the Declaration of Protective Covenants and Restrictions of Chapparal 480 recorded in Book 3623 at Pages 755 through 766 in the Records of the Clerk and Recorder of the County Arapahoe. State Of Colorado, and the properties annexed thereto by supplemental declarations, recorded in Arapahoe County in Book 3803 at Pages 496 through 497. and in Book 4020 at Pages 76 through 77 (hereinafter referred to as "Declaration") provides that the Architectural Control Committee has the right to amend, alter, or modify any part of Article VI for a period ending December 31, 1985; and

WHEREAS, the Architectural Control Committee desires to amend parts of Article VI.

NOW, THEREFORE, the Declaration is amended as follows:

1. Article VI, Section 11 of the Declaration which provides as follows:

Section 11. Landscaping and Gardens. No landscaping shall include more than 5,000 square feet of irrigated land. A family garden not to exceed 1,000 square feet permissible but no additional ground shall be broken for farming purposes.

be and the same is hereby amended to read as follows:

Section 11. Limitations Upon Irrigation and Gardens. No landscaping shall include more than 5,000 square feet of irrigated land without the prior approval of Architectural Control Committee and the Chaparral Water and Sanitation District. In no event, however, shall irrigated landscaping exceed 10,000 square feet. A family garden not to exceed 1,000 square feet is permissible, but no additional ground shall be broken for farming purposes.

2. Article VI, Section 18 of the Declaration, which provides as follows:

Section 18. Resubdivision of Lots. No Lot or Lots, shall subdivided except for the purpose of combining portions with, an adjoining Lot provided that no additional holding by any person comprising the whole of one Lot and part or parts of one or more adjoining Lots shall for all purposes of this Declaration be deemed as constituting a single Lot. Not less than one entire Lot as originally platted (less any portion except for the bridle path)

shall be used as a building site.

be and the same is hereby amended to read as follows:

Section 18. Resubdivision of Lots. No Lot or Lots, shall be subdivided except for the purpose of combining portions of a Lot with an adjoining Lot provided that no additional building site is created thereby. Any ownership or single holding by any person comprising the whole of one Lot and part or parts of one or more adjoining Lots shall be for all purposes of this Declaration be deemed as constituting a single Lot. In no event shall the Lots as redesignated establish any greater number of Lots than approved in the accorded plat.

3. Article VI, Section 19 of the Declaration, which provides as follows:

Section 19. Trees.

(a) Planting. The general plan of landscaping for each Lot referred to Section 2 of Article III hereof, shall include assurances satisfactory to the Architectural Control Committee that at least two (2) evergreen trees with a minimum height of eight (8) feet and at least two (2) deciduous trees with a minimum caliper of one (1) inch shall be planted within nine (9) months after the residence constructed on the Lot is first occupied

(b) Cutting. No tree or trees, whether now growing or hereafter grown upon any part of the subject property shall be cut down without prior written approval of the Architectural Control Committee, provided however, that this restriction shall not apply unless such tree is more than two (2) inches in caliper as measured one (1) foot above grade, and provide further that this restriction shall not be construed to limit in any way reasonable trimming of any trees within the Properties. Each Owner shall be obligated to remove any diseased trees.

be and the same is hereby amended to read as follows:

Section 19. Landscaping. Within nine (9) months after any Lot is occupied, the Owner shall have substantially completed the landscaping of said Lot. Such landscaping shall include, but not be limited to:

(a) The preparation for and planting of lawn, grass, or other appropriate ground cover, and appropriate shrubbery; and

(b) The planting of at least 4 trees, which must be either evergreen trees with minimum height of eight (8) feet or deciduous trees with a minimum caliper of two (2) inches as measured one foot above



