

**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 Chapparral 480 recorded in Book 3623 at Pages 755 through 766 in the Records of the Clerk and Recorder of the County of 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 is 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 the 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 be 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 recorded plat.

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