

EL PASO COUNTY CLERK AND RECORDER: INDEX IN GRANTEE INDICES UNDER THE RESERVE AT CORRAL BLUFFS FILING NOS. 2, 3 AND 4 AND THE RESERVE AT CORRAL BLUFFS HOMEOWNERS ASSOCIATION, NO. 2 INC, A NOT FOR PROFIT CORPORATION AND CORRAL RANCHES DEVELOPMENT CO. INC.

**SECOND AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE RESERVE AT
CORRAL BLUFFS FILING NO. 2**

This Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Reserve at Corral Bluffs Filing No. 2 (the "Amendment") is executed this 28 day of ~~FEBRUARY~~ 2020 by Corral Ranches Development Co. Inc. a Colorado corporation (the "Declarant"), as follows:

1. Facts and Purposes.

- 1.1. The Declaration of Covenants, Restrictions and Easements for The Reserve at Corral Bluffs filing No. 2 was recorded September 3, 2019 at Reception No. 219104585 of the real property records of El Paso County, Colorado, which, as amended from time to time, is referred to as the "Declaration." Capitalized terms used but not defined herein shall have the meanings set forth in the Declaration.
- 1.2. The Declaration encumbers certain real property in El Paso County, Colorado, as more particularly described therein (the "Property").
- 1.3. Pursuant to Article 10 of the Declaration, the Declarant reserved the right to amend the Declaration to add certain expansion property to the Declaration, and by this Amendment, the Expansion Property (defined below) is hereby added to the Declaration.

2. Amendment.

- 2.1. Pursuant to Article 10 of the Declaration, the real property described on the attached Exhibit A (the "Expansion Property") is hereby added to the Community Area and made subject to the Declaration.
- 2.2. Declarant hereby declares that both the Property and the Expansion Property shall be held, sold and conveyed subject to the following covenants, conditions, restrictions and easements and the covenants, conditions, restrictions and easements contained in the Declaration, which are for the purpose of protecting the value and desirability of the Property and the Expansion Property and which shall run with the land and be binding on all parties and heirs, successors and assigns of parties having any right, title, or interest in all or any part of the Property or the Expansion Property.
- 2.3. Annexation of Expansion Property. The Expansion Property is hereby, and upon the recording of this Amendment shall be, annexed into the Community Area subject to the Declaration, and each Lot in the Expansion Property shall be subject to all of the covenants, conditions, restrictions and easements as contained in the Declaration.

3. General. The terms and provisions contained in this Amendment shall be in addition and supplemental to the terms and provisions contained in the Declaration, as it may have been amended or supplemented from time to time. All terms and provisions of the Declaration, including all definitions, except those terms and provisions specifically modified herein, shall be

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applicable to this Amendment and to the Expansion Property. The definitions used in the Declaration are hereby expanded and shall hereafter and in the Declaration be deemed to encompass and refer to the Property and the Expansion Property as defined herein. For example, reference to the "Community Area" shall mean both the Property currently subjected to the Declaration and the Expansion Property, and reference to the "Declaration" shall mean the Declaration, as previously supplemented and/or amended, and as amended by this Amendment.

4. **Reservation.** Declarant hereby reserves the right for itself to further expand the Community Area subject to the Declaration in the future to include additional Lots.
5. **Severability.** Invalidation of any one of these covenants or restriction by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.
6. **Conflicts between Documents.** In case of conflict between the Declaration, as amended hereby, and the Articles or Bylaws of the Association, the Declaration as amended shall control.

[Signature Page Follows Immediately]

IN WITNESS WHEREOF, the undersigned has executed this Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Reserve at Corral Bluffs Filing No. 2 with the effective date first written above.

DECLARANT:

Corral Ranches Development Co., Inc.,
a Colorado corporation

By: Howard J. Kunstle
Howard J. Kunstle, President

STATE OF COLORADO)
)
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 28th day of February, 2020 by Howard J. Kunstle, as President of Corral Ranches Development Co., Inc., a Colorado corporation.

Witness my hand and official seal.

My commission expires: 12/09/2020

Lanice Miller
Notary Public

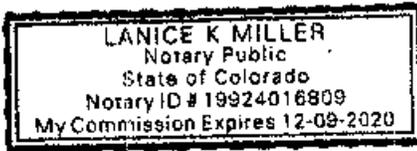


Exhibit A

Expansion Property:

All real property located within The Reserve at Corral Bluffs Filing No. 3, to include Lots 1 through 6 and Tract A;

All real property located within The Reserve at Corral Bluffs Filing No. 4, to include Lots 1 through 5.