

FIRST SUPPLEMENT TO PROTECTIVE COVENANTS  
FOR CHEROKEE MEADOWS ROAD ASSOCIATION

WHEREAS, the undersigned is the owner of real property located in the County of Larimer, State of Colorado, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, and shall hereinafter be referred to as "the Property"; and

WHEREAS, the undersigned desires to provide for the maintenance of roads and desire to establish certain standards and easements covering the Property by means of protective covenants; and

WHEREAS, Protective Covenants for Cherokee Meadows Road Association were recorded June 15, 1978 in Book 1865 at page 0729 of the Larimer County, Colorado records, which Protective Covenants shall hereinafter be referred to as "the Protective Covenants"; and

WHEREAS, Cherokee Meadows Road Association, a Colorado Nonprofit Corporation (hereinafter referred to as "the Association") has been organized to maintain the roads, and enforce the terms and conditions of the Protective Covenants, and collect and disburse the assessments and charges crated by the Protective Covenants; and

WHEREAS, paragraph 14 of the Protective Covenants provides that additional property may be included within the scheme of the Protective Covenants and within the structure of the Association by the filing of a supplement to the Protective Covenants; and

WHEREAS, the undersigned, as part of a general plan of development, desires to include the Property within the terms and conditions of the Protective Covenants and the structure of the Association.

NOW, THEREFORE, the undersigned does hereby publish and declare that in addition to the ordinances of the County of Larimer, State of Colorado, the terms, covenants, conditions,

easements, restrictions, reservations, limitations, uses, loca-  
tions and obligations of the Protective Covenants for Cherokee  
Meadows Road Association recorded June 15, 1978 in Book 1865 at  
page 0729 of the Larimer County, Colorado records, shall be  
deemed to run with the Property hereinabove described and shall  
be a burden and benefit to the undersigned, its successors and  
assigns, and any person or entity acquiring or owning an interest  
in the Property, and any improvements thereon, their grantees and  
their heirs, administrators, devisees, successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this First  
Supplement to Protective Covenants for Cherokee Meadows Road  
Association this 20<sup>th</sup> day of July, 1981.

LAND VENTURE ASSOCIATES, a  
Georgia General Partnership

By: Europco Management Company of  
America, a Georgia Corporation,  
its attorney-in-fact.

ATTEST:

Stuart Neiman  
Assistant Secretary

By: Hugh B. Gage, Jr.  
Vice President

STATE OF GEORGIA )  
                          ) ss:  
COUNTY OF FULTON )

The foregoing instrument was acknowledged before me this  
16th day of July, 1981, by Hugh B. Gage, Jr. as  
Vice President and Stuart Neiman as  
Assistant Secretary of Europco Management Company of America,  
attorney-in-fact for Land Venture Associates, a Georgia General  
Partnership.

My Commission expires: Notary Public, Georgia, State at Large  
My Commission Expires Jan. 30, 1984

Witness my hand and official seal.

Joan J. Luvva  
Notary Public

EXHIBIT "A" ATTACHED TO AND MADE A PART OF THE FIRST SUPPLEMENT TO PROTECTIVE COVENANTS FOR CHEROKEE MEADOWS ROAD ASSOCIATION

REAL PROPERTY DESCRIPTIONS

- ✓ Tract 1: A tract of land situate in the Northwest 1/4 of Section 6, Township 10 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of said Section 6 as bearing N 01°01'19" W and with all bearings contained herein relative thereto; beginning at the Northwest corner of said Section 6; thence along the North line of said Section 6 N 89°37'43" E, 900.00 feet; thence S 13°04'54" E, 1436.62 feet; thence S 84°55'59" W, 1203.10 feet more or less to the West line of said Section 6; thence along said West line N 01°01'19" W, 1500.00 feet more or less to the point of beginning. Said tract contains 35.140 acres, more or less, gross. ✓
- ✓ Tract 2: A tract of land situate in the Northwest 1/4 of Section 6, Township 10 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of said Section 6 as bearing N 01°01'19" W, and with all bearings contained herein relative thereto; beginning at a point on the North line of said Section 6 which bears N 89°37'43" E, 900.00 feet from the Northwest corner of said Section 6; thence continuing N 89°37'43" E, 1120.00 feet; thence S 13°42'26" E, 1346.18 feet; thence S 84°55'59" W, 1118.17 feet; thence N 13°04'54" W, 1436.62 feet more or less to the point of beginning. Said tract contains 35.098 acres, more or less, gross.
- ✓ Tract 3: A tract of land situate in the North 1/2 of Section 6, Township 10 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of said Section 6 as bearing N 01°01'19" W, and with all bearings contained herein relative thereto; beginning at a point on the North line of said Section 6 which bears N 89°37'43" E, 2020.00 feet from the Northwest corner of said Section 6; thence continuing N 89°37'43" E, 1200.00 feet; thence S 15°02'20" E, 1251.58 feet; thence S 84°55'59" W, 1210.47 feet; thence N 13°42'26" W, 1346.18 feet more or less to the point of beginning. Said tract contains 35.170 acres, more or less, gross. ✓
- ✓ Tract 5: A tract of land situate in the West 1/2 of Section 6, Township 10 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of said Section 6 as bearing N 01°01'19" W, and with all bearings contained herein relative thereto; beginning at a point on the West line of said Section 6 which bears S 01°01'19" E, 1500.00 feet from the Northwest corner of said Section 6; thence N 84°55'59" E, 1203.10 feet; thence S 13°04'54" E, 1343.10 feet to the approximate centerline of an existing access road; thence along said centerline on the following five (5) courses: (1) N 78°00'57" W, 733.16 feet to a point of curvature; (2) thence 98.70 feet along a curve, concave to the left, having a central angle of 22°37'40", a radius of 249.91 feet and a chord of 98.06 feet which bears N 89°19'47" W, to a point of tangency; (3) thence S 79°21'23" W, 390.15 feet to a point of curvature; (4) thence 281.81 feet along a curve, concave to the left, having a central angle of 48°34'39", a radius of 332.39 feet and a chord of 273.45 feet which bears S 55°04'04" W, to a point of tangency; (5) thence S 30°46'44" W, 107.71 feet more or less to the West line of said Section 6; thence along said West line N 01°01'19" W, 1370.00 feet more or less to the point of beginning. Said tract contains 36.181 acres, more or less, gross. ✓
- ✓ Tract 6: A tract of land situate in Section 6, Township 10 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of said Section 6 as bearing N 01°01'19" W, and with all bearings contained herein relative thereto; commencing at the Northwest corner of said Section 6; thence along the West line of said Section 6 S 01°01'19" E, 1500.00 feet; thence N 84°55'59" E, 1203.10 feet to the true point of beginning; thence continuing N 84°55'59" E, 1118.17 feet; thence S 13°42'26" E, 1453.13 feet to the approximate centerline of an existing access road; thence along said centerline on the following four (4) courses: (1) N

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86°11'25" W, 703.00 feet to a point of curvature; (2) thence 198.89 feet along a curve, concave to the left, having a central angle of 14°47'35", a radius of 770.32 feet and a chord of 198.34 feet which bears S 86°24'47" W, to a point of tangency; (3) thence S 79°01'00" W, 159.67 feet to a point of curvature; (4) thence 98.66 feet along a curve, concave to the right, having a central angle of 22°58'03", a radius of 246.12 feet and a chord of 98.00 feet which bears N 89°29'59" W; thence leaving said centerline N 13°04'54" W, 1343.10 feet more or less to the true point of beginning. Said tract contains 35.166 acres, more or less, gross.

Tract 7: A tract of land situate in Section 6, Township 10 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of said Section 6 as bearing N 01°01'19" W, and with all bearings contained herein relative thereto; commencing at the Northwest corner of said Section 6; thence along the West line of said Section 6 S 01°01'19" E, 1500.00 feet; thence N 84°55'59" E, 2321.27 feet to the true point of beginning; thence continuing N 84°55'59" E, 1210.47 feet; thence S 09°18'03" E, 1251.51 feet to the centerline of an existing access road; thence along said centerline on the following eight (8) courses: (1) N 78°23'19" W, 58.10 feet to a point of curvature; (2) thence 95.50 feet along a curve, concave to the left, having a central angle of 41°55'41", a radius of 130.50 feet and a chord of 93.38 feet which bears S 80°38'50" W, to a point of tangency; (3) thence S 59°41'00" W, 173.39 feet to a point of curvature; (4) thence 97.05 feet along a curve, concave to the right, having a central angle of 33°58'57", a radius of 163.63 feet and a chord of 95.63 feet which bears S 76°40'29" W, to a point of tangency; (5) thence N 86°20'03" W, 259.74 feet to a point of curvature; (6) thence 95.80 feet along a curve, concave to the left, having a central angle of 40°30'03", a radius of 135.53 feet and a chord of 93.82 feet which bears S 73°24'56" W, to a point of tangency; (7) thence S 53°09'54" W, 178.60 feet to a point of curvature; (8) thence 191.54 feet along a curve, concave to the right, having a central angle of 40°38'41", a radius of 270.01 feet and a chord of 187.55 feet which bears S 73°29'14" W; thence leaving said centerline N 13°42'26" W, 1453.13 feet more or less to the true point of beginning. Said tract contains 35.125 acres, more or less, gross.

Tract 8: A tract of land situate in the Northeast 1/4 of Section 6, Township 10 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of said Section 6 as bearing N 01°01'19" W, and with all bearings contained herein relative thereto; commencing at the Northwest corner of said Section 6; thence along the West line of said Section 6 S 01°01'19" E, 1500.00 feet; thence N 84°55'59" E, 3531.74 feet to the true point of beginning; thence continuing N 84°55'59" E, 1117.38 feet; thence S 14°30'32" E, 1288.78 feet to the approximate centerline of an existing access road; thence along said centerline on the following four (4) courses: (1) thence 198.21 feet along a non-tangent curve, concave to the right, having a central angle of 18°45'00", a radius of 605.69 feet and a chord of 197.33 feet which bears S 75°36'13" W, to a point of tangency; (2) thence S 84°58'43" W, 809.68 feet to a point of curvature; (3) thence 99.30 feet along a curve, concave to the right, having a central angle of 16°37'58", a radius of 342.05 feet and a chord of 98.95 feet which bears N 86°42'18" W, to a point of tangency; (4) thence N 78°23'19" W, 140.00 feet; thence leaving said centerline N 09°18'03" W, 1251.51 feet more or less to the true point of beginning. Said tract contains 35.058 acres, more or less, gross.

Tract 10: A tract of land situate in the West 1/2 of Section 6, Township 10 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of said Section 6 as bearing N 01°01'19" W, and with all bearings contained herein relative thereto; beginning at a point on the West line of said Section 6 which bears S 01°01'19" E, 2870.00 feet from the Northwest corner of said Section 6, being a point on the approximate centerline of an existing access road; thence along said centerline on the following five (5) courses: (1) N 30°46'44" E, 107.71 feet to a point of curvature; (2) thence 281.81 feet along a curve, concave to the right, having a central angle of 48°34'39", a radius of 332.39 feet and a chord of 273.45 feet which bears N 55°04'04" E, to a point of tangency;

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(3) thence N 79°21'23" E, 390.15 feet to a point of curvature; (4) thence 98.70 feet along a curve, concave to the right, having a central angle of 22°37'40", a radius of 249.91 feet and a chord of 98.06 feet which bears S 89°19'47" E, to a point of tangency; (5) thence S 78°00'57" E, 733.16 feet; thence leaving said centerline S 00°55'37" W, 1012.00 feet; thence N 86°56'06" W, 1450.00 feet more or less to the West line of said Section 6; thence along said West line N 01°01'19" W, 766.66 feet more or less to the point of beginning. Said tract contains 35.332 acres, more or less, gross.

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Tract 11: A tract of land situate in Section 6, Township 10 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of said Section 6 as bearing N 01°01'19" W, and with all bearings contained herein relative thereto; commencing at the Northwest corner of said Section 6; thence along the West line of said Section 6 S 01°01'19" E, 3636.66 feet; thence S 86°56'06" E, 1450.00 feet to the true point of beginning; thence N 00°55'37" E, 1012.00 feet to the approximate centerline of an existing access road; thence along said centerline on the following five (5) courses: (1) 98.66 feet along a non-tangent curve, concave to the left, having a central angle of 22°58'03", a radius of 246.12 feet and a chord of 98.00 feet which bears S 89°29'59" E, to a point of tangency; (2) thence N 79°01'00" E, 159.67 feet to a point of curvature; (3) thence 198.89 feet along a curve, concave to the right, having a central angle of 14°47'35", a radius of 770.32 feet and a chord of 198.34 feet which bears N 86°24'47" E, to a point of tangency; (4) thence S 86°11'25" E, 703.00 feet to a point of curvature; (5) thence 191.54 feet along a curve, concave to the left, having a central angle of 40°38'41", a radius of 270.01 feet and a chord of 187.55 feet which bears N 73°29'14" E; thence leaving said centerline S 18°40'25" E, 1217.73 feet; thence N 86°56'06" W, 1742.70 feet more or less to the true point of beginning. Said tract contains 37.934 acres, more or less, gross. ✓

\* Tract 12: A tract of land situate in the East 1/2 of Section 6, Township 10 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of said Section 6 as bearing N 01°01'19" W, and with all bearings contained herein relative thereto; commencing at the Northwest corner of said Section 6; thence along the West line of said Section 6 S 01°01'19" E, 3636.66 feet; thence S 86°56'06" E, 3192.70 feet to the true point of beginning; thence N 18°40'25" W, 1217.73 feet to the approximate centerline of an existing access road; thence along said centerline on the following nine (9) courses: (1) N 53°09'54" E, 178.60 feet to a point of curvature; (2) thence 95.80 feet along a curve, concave to the right, having a central angle of 40°30'03", a radius of 135.53 feet and a chord of 93.82 feet which bears N 73°24'56" E, to a point of tangency; (3) thence S 86°20'03" E, 259.74 feet to a point of curvature; (4) thence 97.05 feet along a curve, concave to the left, having a central angle of 33°58'57", a radius of 163.63 feet and a chord of 95.63 feet which bears N 76°40'29" E, to a point of tangency; (5) thence N 59°41'00" E, 173.39 feet to a point of curvature; (6) thence 95.50 feet along a curve, concave to the right, having a central angle of 41°55'41", a radius of 130.50 feet and a chord of 93.38 feet which bears N 80°38'50" E, to a point of tangency; (7) thence S 78°23'19" E, 198.10 feet to a point of curvature; (8) thence 99.30 feet along a curve, concave to the left, having a central angle of 16°37'58", a radius of 342.05 feet and a chord of 98.95 feet which bears S 86°42'18" E, to a point of tangency; (9) thence N 84°58'43" E, 371.52 feet; thence leaving said centerline S 00°00'00" W, 1441.47 feet; thence N 86°56'06" W, 1101.56 feet more or less to the true point of beginning. Said tract contains 40.865 acres, more or less, gross.

Tract 13: A tract of land situate in the East 1/2 of Section 6, Township 10 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of said Section 6 as bearing N 01°01'19" W, and with all bearings contained herein relative thereto; commencing at the Northwest corner of said Section 6; thence along the West line of said Section 6 S 01°01'19" E, 3636.66 feet; thence S 86°56'06" E, 4294.26 feet to the true point of beginning; thence N 00°00'00" E, 1441.47 feet to the approximate centerline of an existing access road; thence along said centerline on the following three (3) courses: (1) N 84°58'43" E, 438.16 feet to a point of curvature; (2) thence 198.21 feet along a curve,

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concave to the left, having a central angle of  $18^{\circ}45'00''$ , a radius of 605.69 feet and a chord of 197.33 feet which bears  $N 75^{\circ}36'13'' E$ , to a point of tangency; (3) thence  $N 66^{\circ}13'43'' E$ , 448.55 feet more or less to the East line of said Section 6; thence along said East line  $S 01^{\circ}07'09'' E$ , 1767.46 feet; thence  $N 86^{\circ}56'06'' W$ , 1074.17 feet more or less to the true point of beginning. Said tract contains 37.834 acres, more or less, gross.

Tract 14: A tract of land situate in the Southwest 1/4 of Section 6, Township 10 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of said Section 6 as bearing  $N 01^{\circ}01'19'' W$ , and with all bearings contained herein relative thereto; beginning at a point on the West line of said Section 6 which bears  $S 01^{\circ}01'19'' E$ , 3636.66 feet from the Northwest corner of said Section 6; thence  $S 86^{\circ}56'06'' E$ , 1032.13 feet; thence  $S 00^{\circ}00'00'' W$ , 1658.39 feet more or less to the South line of said Section 6; thence along said South line  $S 89^{\circ}38'52'' W$ , 1000.00 feet more or less to the Southwest corner of said Section 6; thence along the West line of said Section 6  $N 01^{\circ}01'19'' W$ , 1720.00 feet more or less to the point of beginning. Said tract contains 39.361 acres, more or less, gross. (Cox).

Tract 15: A tract of land situate in the Southwest 1/4 of Section 6, Township 10 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of said Section 6 as bearing  $N 01^{\circ}01'19'' W$ , and with all bearings contained herein relative thereto; commencing at the Northwest corner of said Section 6; thence along the West line of said Section 6  $S 01^{\circ}01'19'' E$ , 3636.66 feet; thence  $S 86^{\circ}56'06'' E$ , 1032.13 feet to the true point of beginning; thence continuing  $S 86^{\circ}56'06'' E$ , 1059.01 feet; thence  $S 00^{\circ}00'00'' W$ , 1595.26 feet more or less to the South line of said Section 6; thence along said South line  $S 89^{\circ}38'52'' W$ , 1057.52 feet; thence  $N 00^{\circ}00'00'' E$ , 1658.39 feet more or less to the true point of beginning. Said tract contains 39.494 acres, more or less, gross.

Tract 16: A tract of land situate in the South 1/2 of Section 6, Township 10 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of said Section 6 as bearing  $N 01^{\circ}01'19'' W$ , and with all bearings contained herein relative thereto; commencing at the Northwest corner of said Section 6; thence along the West line of said Section 6  $S 01^{\circ}01'19'' E$ , 3636.66 feet; thence  $S 86^{\circ}56'06'' E$ , 2091.14 feet to the true point of beginning; thence continuing  $S 86^{\circ}56'06'' E$ , 1101.56 feet; thence  $S 00^{\circ}00'00'' W$ , 1529.59 feet more or less to the South line of said Section 6; thence along said South line  $S 89^{\circ}38'52'' W$ , 1100.00 feet; thence  $N 00^{\circ}00'00'' E$ , 1595.26 feet more or less to the true point of beginning. Said tract contains 39.455 acres, more or less, gross.

Tract 17: A tract of land situate in the Southeast 1/4 of Section 6, Township 10 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of said Section 6 as bearing  $N 01^{\circ}01'19'' W$ , and with all bearings contained herein relative thereto; commencing at the Northwest corner of said Section 6; thence along the West line of said Section 6  $S 01^{\circ}01'19'' E$ , 3636.66 feet; thence  $S 86^{\circ}56'06'' E$ , 3192.70 feet to the true point of beginning; thence continuing  $S 86^{\circ}56'06'' E$ , 1101.56 feet; thence  $S 00^{\circ}00'00'' W$ , 1463.93 feet more or less to the South line of said Section 6; thence along said South line  $S 89^{\circ}38'52'' W$ , 1100.00 feet; thence  $N 00^{\circ}00'00'' E$ , 1529.59 feet more or less to the true point of beginning. Said tract contains 37.796 acres, more or less, gross.

Tract 18: A tract of land situate in the Southeast 1/4 of Section 6, Township 10 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the West line of said Section 6 as bearing  $N 01^{\circ}01'19'' W$ , and with all bearings contained herein relative thereto; commencing at the Northwest corner of said Section 6; thence along the West line of said Section 6  $S 01^{\circ}01'19'' E$ , 3636.66 feet; thence  $S 86^{\circ}56'06'' E$ , 4294.26 feet to the true point of beginning; thence continuing  $S 86^{\circ}56'06'' E$ , 1074.17 feet more or less to the East line of said Section 6; thence along said East line  $S 01^{\circ}07'09'' E$ , 1400.00 feet more or less to the Southeast corner of said Section 6; thence along the South line of said Section 6  $S 89^{\circ}38'52'' W$ , 1100.00 feet; thence  $N 00^{\circ}00'00'' E$ , 1463.93 feet more or less to the true point of beginning. Said tract contains 35.699 acres, more or less, gross.