

AMENDMENTS TO

PROTECTIVE COVENANTS

OF

PEYTON PINES FILINGS 1, 2A and 2B

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Article III. No. 1.

Changed to read: Membership. All owners of Lots (other than land dedicated to the public) by whatever means acquired, may become members of Peyton Pines Homeowners Association, a Colorado non-profit corporation (herein called the "Association"), in accordance with the Articles of Incorporation and By-Laws of the Association as are now or hereafter in effect and as the same may be duly amended. The purposes of the Association shall be, among other things, to pay all costs and expenses incurred in connection with the operation and maintenance of any stables and other recreational facilities serving the entire Subdivision.

Article III. No. 3. DELETED

Article V. No. 5.B.

Changed to read: No more than four horses will be allowed without the approval of the Committee, and all horses on each Lot shall be kept corralled in an area not exceeding one-half acre. Horses may be allowed to graze and pasture on a Lot for grass and weed control, but all horses must be fed supplementarily and kept corralled, because this type land requires at least 15 acres per year to feed each horse and the Subdivision is not capable of supporting extended grazing without damage to the natural grass and vegetation.

Article V. No. 5.C.

Changed to read: Pigs, goats and stallions are expressly prohibited in the Subdivision unless they meet the requirements of Paragraph 5.D. below.

Article V. No. 10.

Changed to read: Gardens and Lawns. A family garden is permissible, but no additional ground shall be used for farming purposes, and, in order to preserve the natural environment, the aggregate area of garden and lawn on each Lot shall not exceed one acre.

Article V. No. 14.

Changed to read: Dwelling Size. The ground floor of each dwelling house, exclusive of one-story open porches and garages, shall not be less than 1,200 square feet for a one-story dwelling, nor less than 800 square feet for a multi-level dwelling. When there are 1-1/2 or more stories to the dwelling, the total floor space, exclusive of basement, must be no less than 1,200 square feet.

Article V. No. 17. DELETED

Article V. No. 19.

Changed to read: Sanitary Systems and Water Systems. No sewage disposal system shall be constructed, altered, allowed to remain or be used unless fully approved as to design, capacity, location and construction by all proper public health agencies of Colorado and the county in which the Lot is located.

Article V. No. 20.

Changed to read: Foundation, Cinderblock, and Concrete. If foundation, cinderblock or concrete is exposed they shall be painted or covered in a manner suitable to the Committee. Exterior portions of all buildings shall be either color mixed manufactured finished surface material, natural stone, or natural wood painted or stained upon completion so that all exposed surfaces shall have a finished appearance.

Article V. No. 23.

Changed to read: Fireplaces, Chimneys and Open Fires. All fireplaces and chimneys shall be equipped and maintained with spark arresting screens. No open fires will be permitted within the Subdivision.

Article V. No. 24. DELETED

Article V. No. 25. DELETED

Article V. No. 27.

Changed to read: Nuisance. Nothing shall be done or permitted on any tract which may be or become an annoyance or nuisance to the neighborhood. No obnoxious or offensive activities shall be carried on upon any tract. Obnoxious behavior on property with motor vehicles, whether from careless driving practice or from excessive noise, is prohibited. Storage of junk or old automobiles on Lots is prohibited. Trail bikes, scooters and motor vehicles will be used on approved roads only.

Article V. No. 28.

Changed to read: Firearms. Discharge of firearms and hunting within the Subdivision is prohibited.

Article V. No. 30. DELETED

Article V. No. 32.

Changed to read: Setback. No building shall be located nearer than 50 feet to any Lot boundary.

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EXECUTED as of August 9, 1977.

ATTEST:

PEYTON PINES

By Ambrose Development Company
Managing General Partner



Paul D. Ambrose

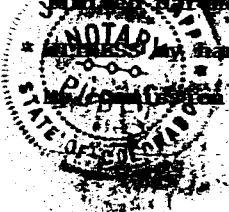
Paul D. Ambrose,
Secretary

By *Paul D. Ambrose*

Paul D. Ambrose, President

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 10th day of August, 1977 by Paul D. Ambrose and William M. Ambrose, President and Assistant Secretary, respectively, of Ambrose Development Company, Managing General Partner of Peyton Pines, a Colorado Partnership.



Witness my hand and official seal.

My commission expires: September 13, 1979.

Julia B. Stapp

Notary Public