

**SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR ROOSEVELT RIDGE
HOMEOWNERS ASSOCIATION**

THIS SUPPLEMENTAL DECLARATION of Covenants, Conditions and Restrictions for Roosevelt Ridge Homeowners Association (“Supplemental Declaration”) is made this 15 day of APRIL 20 19, by Lone Pine Real Estate, LLC, and is intended to supplement and amend that particular Declaration of Covenants, Conditions and Restrictions for Roosevelt Ridge recorded on August 30, 2005 at Reception No. 127233 in the office of the Clerk and Recorder of Gilpin County, Colorado (hereafter “Declaration”) for purposes of the Colorado Common Interest Ownership Act.

RECITALS

- A. On August 30, 2005, Lone Pine Real Estate, LLC, a Delaware limited liability company, as the Declarant (“Declarant”), recorded the Declaration and thereby subjected to the Declaration the real property described therein.
- B. Section 12.2 of the Declaration reserved the right of the Declarant to annex certain real property into Roosevelt Ridge Homeowners Association and subject such property to the Declaration.
- C. Section 13.1 of the Declaration provides that Property located within the Annexable Area may be annexed to the Project Area and made subject to the Declaration by Declarant at any time and from time to time, without the consent of the Association or Owners.
- D. Section 13.2 of the Declaration provides that additions to the Project Area may be made by Declarant by the Recordation of one or more supplements to this Declaration and such supplemental declarations shall contain legal descriptions of the additional real property located within the Annexable Area which shall become part of the Project Area and shall declare that such property shall be subject to this Declaration.
- E. Peter C. Twining and Christine I. Twining are the owners of Lot 20.
- F. In Sections 2.4 and 12.2 and in Article XIII of the Declaration, the Declaration conferred the Declarant authority to annex the land described in Exhibit B of the Declaration and thereby submit such land to each and every provision of the Declaration pursuant to the terms of the Declaration.
- G. All words used in this Supplemental Declaration that are specifically defined by the Declaration are given the meaning defined by the Declaration except where any word is specifically defined by this Supplemental Declaration.

H. Whereas, as identified on Exhibit B, Paragraph (B) of the Declaration, the following property shall be known herein as the “California Mining Claim”:

California Lode Mining Claim, M.S. #783; California Lode Mining Claim, M.S. #16390. Iron Cross Lode Mining Claim, M.S. #5977; or portions thereof

NOW THEREFORE, the undersigned does hereby make this Supplemental Declaration as follows:

1. Lots 18-22 are described by Roosevelt Ridge Exemption Plat, Final Plat, Filing 2, which was recorded on February 27, 2007 at Reception No 132633 (R44 A&B) in the office of the Clerk and Recorder of Gilpin County, Colorado.
2. Lot 23 is described by Roosevelt Ridge Exemption Plat, Final Plat, which was recorded October 28, 2010 at Reception No 142643 in the office of the Clerk and Recorder of Gilpin County, Colorado.
3. Lots 1-23 are described by Roosevelt Ridge Exemption Plat, Final Plat, which was recorded December 28, 2010 at Reception No 142637 (R48-A&B) in the office of the Clerk and Recorder of Gilpin County, Colorado.
4. Lot 24 is described by Roosevelt Ridge Amended Exemption Plat, which was recorded on January 24, 2018 at 160718 (L38-A&B) in the office of the Clerk and Recorder of Gilpin County, Colorado.
5. Lot 25 is described on a Supplemental Declaration, which was recorded on January 14, 2019 at Reception No. 162835 in the office of the Clerk and Recorder of Gilpin County, Colorado.
6. All common elements and any limited common elements thereby created by the documents referenced in numbered paragraphs 1 through 5 are hereby accepted and reaffirmed. All identifying numbers for each new unit created by the documents referenced in numbered paragraphs 1 through 5 are hereby accepted and reaffirmed.
7. Lot 20 hereby is included and annexed into the Project Area in accordance with Section 12.2 and Article XIII of the Declaration.
8. This Supplemental Declaration is deemed an amendment to the Declaration.
9. Upon the recording of this Supplementary Declaration, the Annexed Property—Lot 20—shall be subject to all of the items, provisions, covenants, conditions, reservations, charges and liens, including assessments, applicable according to the terms of the Declaration, and shall be subject to all of the provisions of the Articles of Incorporation and the Bylaws of the Association referenced therein. In particular, the assessment responsibilities set forth in the

Declaration and the voting rights outlined in appurtenant to the Lots within the Annexed Property, shall become effective.

- 10. This Supplemental Declaration is deemed an amendment to the Declaration. Roosevelt Ridge Homeowners Association now has _____ total Lots. Common expense liabilities are allocated among only _____ Lots, the California Mining Claim being exempt, and all Lots except the California Mining Claim are allocated one vote per Lot. All rights and obligations in the Association that are allocated among the Members and/or Lots are allocated in shares of a one/_____ shares per Lot/Member, except the California Mining Claim. This Amendment does not add any limited common elements or common elements to Roosevelt Ridge Homeowners Association.
- 11. The Annexed Property—Lot 20—is assigned an identifying number as its lot numbered Property shall be known as Lot 20. Peter C. Twining and Christine I. Twining are the owners of Lot 20 and consent to the recordation of the above Supplemental Declaration and the annexation of Lot 20 as provided herein.

Consent of Lot 20

The owner(s) of this lot hereby consents to the recordation of the above Supplemental Declaration.

Lot 20 (2 Sagamore Trail)
PETER C. TWINING

Lot 20 (2 Sagamore Trail)
CHRISTINE I. TWINING

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing Supplemental Declaration was acknowledged before me by PETER C. TWINING and CHRISTINE I. TWINING, on this day ____ of _____, 20__.

Notary Public

My commission expires: _____

Dated this 1ST day of APRIL 2019.

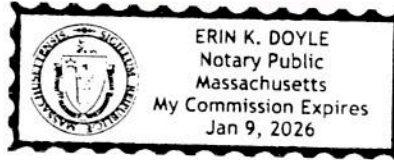
Lone Pine Real Estate, LLC
a Delaware limited liability company

BY: [Signature]
Scott Schorer

County of _____)
)SS
State of _____)

The foregoing instrument was acknowledged before me this 1st day of April 2019,
by Scott Schorer, MANAGING DIRECTOR of Lone Pine Real Estate, LLC, a
Delaware limited liability company.

Witness my hand and official seal.



My Commission expires: _____
Notary Public

Erin K. Doyle

