

**FIRST AMENDMENT TO
THE AMENDED AND RESTATED MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
THE BRIDGES AT BLACK CANYON**

This First Amendment to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for the Bridges at Black Canyon (this "First Amendment") is made as of this 12th day of June, 2018.

RECITALS

WHEREAS, there exists that certain Master Declaration of Covenants, Conditions and Restrictions for the Bridges at Black Canyon, recorded October 3, 2003 in the real property records of the Montrose County Clerk and Recorder's office at Reception No. 710229, as amended in that Amendment to Master Declaration of Covenants, Conditions and Restrictions for the Bridges at Black Canyon, recorded on November 20, 20, 2003, at Reception No. 712530 in the records of the Montrose County Clerk and Recorder, and as further amended in that Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for the Bridges at Black Canyon, recorded on March 2, 2004, at Reception No. 716572, in the records of the Montrose County Clerk and Recorder (collectively referred to as the "Original Declaration"); and,

WHEREAS, the Original Declaration created The Bridges at Black Canyon (the "Development"), a common interest community as that term is defined in the Colorado Common Interest Ownership Act; and,

WHEREAS, as stated in the Original Declaration, certain real property (the "Property") upon which the Development is located in the City of Montrose, County of Montrose, State of Colorado, is subject to the covenants, conditions and restrictions as set out in the Original Declaration; and,

WHEREAS, in furtherance of the creation and management of the Development, there was formed The Bridges of Black Canyon Owners Association, Inc., a Colorado nonprofit corporation (the "Master Association"); and,

WHEREAS, the Members and Board of Directors of the Association have determined that it is in the best interests of the Association and the Development to amend and restate the Original Declaration as hereinafter set forth.

NOW, THEREFORE, pursuant to the affirmative vote by the Owners of Blocks or Units to which a majority of the votes in the Master Association, Article 3, Section 3.4 is amended in its entirety to read as follows:

3.4. **Lease Requirements.** Any Owner may lease all or part of a Block or Unit, or any space within Improvements located on a Block or Unit, provided that (a) any tenancy shall be by a written agreement which shall provide that the tenancy is subject to the terms of the Restrictions and that any failure of the tenant to comply with the terms of the Restrictions shall constitute a default under such agreement and shall entitle the Owner to terminate the tenancy, and (b) the term of the lease shall be for not less than six (6) months for all areas within the Master Association except for Bridges at Black Canyon PD Filing #5 Amended Block: 1100 Lot: 1100, and Block 1100A Lot 1100A, for which short term rentals shall be allowed.

IN WITNESS WHEREOF, the undersigned, being two officers of the Master Association, hereby certify that the foregoing First Amendment to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for The Bridges at Black Canyon was approved by the Owners of Blocks or Units to which a majority of the votes in the Master Association are allocated. This First Amendment shall be effective upon recordation.

Vote tally - June 19, 2018

Yea Votes	116
Nay votes	5
Unvoted Ballots	75

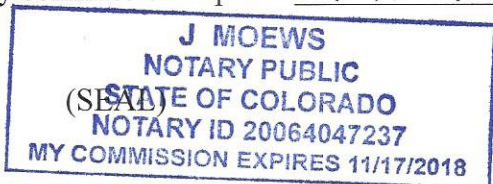
THE BRIDGES AT BLACK CANYON OWNERS ASSOCIATION, INC., a Colorado nonprofit corporation.

By: *Dennis Friedrich*
Dennis Friedrich, President HOA

STATE OF Colorado)
) ss.
 COUNTY OF Montrose)

The foregoing instrument was acknowledged before me on this 19th day of June, 2018, by Dennis Friedrich as President of The Bridges at Black Canyon Owners Association, Inc.

WITNESS my hand and official seal.
 My commission expires: 11-17-18



[Signature]
 Notary Public

SIGNATURES CONTINUED ON NEXT PAGE.

Elizabeth Morris Feely
By: Elizabeth Morris-Feely
EMF, Vice President

STATE OF Colorado)
) ss.
COUNTY OF Monterose)

The foregoing instrument was acknowledged before me on this 20th day of June, 2018, by Elizabeth Morris-Feely as Vice President of The Bridges at Black Canyon Owners Association, Inc.

WITNESS my hand and official seal.
My commission expires: 11-17-18

(SEAL) J NOEWS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064047237
MY COMMISSION EXPIRES 11/17/2018



Notary Public