



**AMENDED DECLARATION OF PROTECTIVE COVENANTS FOR  
KING GULCH PROPERTY OWNERS ASSOCIATION, INC.,  
SALIDA, CHAFFEE COUNTY, COLORADO**

THIS DECLARATION OF PROTECTIVE COVENANTS (hereinafter "Declaration") is made this 19th day of October, 2006 by Bonnie Groy, Deanne Yankey, f/k/a Deanne Goetsch, Lisa Hunt, Tibor Lanczy, Taryn Lanczy, John Imig, Carin Imig, Stephanie Altobellis and Jeffrey S. Auxier (hereinafter referred to as "Declarants") individually and in their representative capacity for Piñon Ridge Estates East Subdivision, Piñon Ridge Estates West Rural Open Space Incentive Subdivision, Piñon Ridge Estates South Rural Open Space Incentive Subdivision, and Sand Gulch Subdivision,

all the above individuals and subdivisions being Grantors,

for the benefit of King Gulch Property Owners Association, Inc., Piñon Ridge Estates East Subdivision, Piñon Ridge Estates West Rural Open Space Incentive Subdivision, Piñon Ridge Estates South Rural Open Space Incentive Subdivision, and Sand Gulch Subdivision,

the above Association and subdivisions being Grantees.

**ARTICLE I - PROPERTY SUBJECT TO DECLARATION**

1. Ownership: Declarants own, either individually or in common amongst two or more of themselves, various separate tracts of real property located adjacent to or near each other in the North Half of the Southwest Quarter (N1/2W 1/4) of Section 1, Township 49 North, Range 8 East of the New Mexico Principal Meridian, Chaffee County, Colorado.
2. Property Subject to Declaration: The declarants' properties subject to these declarations are:
  - a. Tracts 1, 2 and 3 of the Subdivision Exemption Plat, Groy Schutte & Goetsch Property, reception # 293721 in the Chaffee County, Colorado property records, **now known as** Lots 1 and 2 of Sand Gulch Subdivision and Lots 1 through 8 of Piñon Ridge Estates East Subdivision, with attendant public right of ways and open space(s);
  - b. the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) and the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 13, Township 49 North, Range 8 West, New Mexico Prime Meridian, said property