



**SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS
RIVERWALK ESTATES SUBDIVISION**

This Second Amendment to Declaration of Protective Covenants of Riverwalk Estates Subdivision (this "Second Amendment") shall be effective upon recordation and is made and adopted by the Riverwalk Estates Homeowners Association, Inc., a Colorado nonprofit corporation, and amends that certain Declaration of Protective Covenants Riverwalk Estates Subdivision recorded in the real property records of Gunnison County, Colorado at reception number 555977 as amended by the First Amendment to Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado at reception number 649670 (collectively, the "Declaration") upon the affirmative, written consent and vote of the Owners of 66% or more of the Lots in the Property pursuant to Section 2 of Article 12 of the Original Declaration. Capitalized terms used herein and not defined herein shall have the meaning set forth in the Declaration. None of the amendments are to Section 6 of Article 3, Section 14 of Article 5 or Section 8 of Article 8 and thus the written approval of Gunnison County, Colorado is not required. This Second Amendment shall be indexed in the name of Riverwalk Estates as grantee, Riverwalk Estates Homeowners Association, Inc. as grantee, and Riverwalk Estates Homeowners Association, Inc. as grantor, and in the name of each person signing any written consent to this amendment recorded herewith, if any, as grantor.

The Declaration is amended as follows:

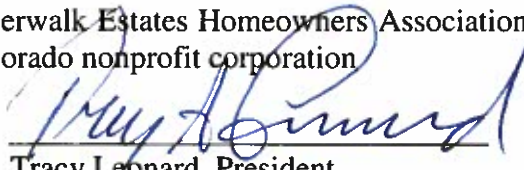
1. A new Section 15 of Article 5 is added as follows:

Section 15. Variance. The Board of Directors of the Association shall have the power and authority to grant Owners variances from any design or architectural requirements or limitations set forth in the Declaration of Protective Covenants, including those requirements and limitations set forth in Article 5 of the Declaration of Protective Covenants, upon an express written finding by the Board of Directors of the Association that: (a) the variance is consistent with the objectives and purposes of the Declaration of Protective Covenants, and (b) there is no material negative impact on other owners, including considerations of general aesthetics in the community. Copies of granted variances will be maintained in the records of the Association.

Except as expressly set forth above, the terms and provisions of the Original Declaration shall remain in full force and effect.

Executed this 9th day of July, 2018.

Riverwalk Estates Homeowners Association, Inc., a
Colorado nonprofit corporation

By: 

Tracy Leonard, President

STATE OF COLORADO)

) ss.

COUNTY OF GUNNISON)

Gunnison County, CO
7/10/2018 2:05:58 PM
314

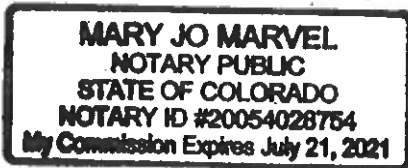
654345
Page 2 of 17
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This document was acknowledged before me this 9th day of July, 2018, by Tracy Leonard as President of Riverwalk Estates Homeowners Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 7-21-2021



Mary Jo Marvel
Notary Public

CERTIFICATION

I, Tracy Leonard, as President of Riverwalk Estates Homeowners Association, Inc., a Colorado nonprofit corporation, hereby certify that pursuant to C.R.S. § 38-33.3-217 and Section 2 of Article 12 of the Original Declaration, more than 66% the owners and members of Riverwalk Estates Homeowners Association, Inc. have consented to, agreed to, and approved the First Amendment in writing. The written ballots approving the above action are maintained in the records of Riverwalk Estates Homeowners Association, Inc.

Riverwalk Estates Homeowners Association, Inc., a
Colorado nonprofit corporation

By: Tracy Leonard
Tracy Leonard, President

STATE OF COLORADO)

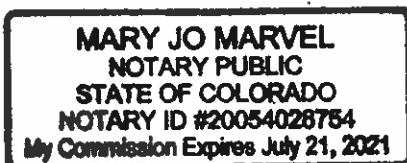
) ss.

COUNTY OF GUNNISON)

This document was acknowledged before me this 9th day of July, 2018, by Tracy Leonard as President of Riverwalk Estates Homeowners Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 7-21-2021



Mary Jo Marvel
Notary Public



**RIVERWALK ESTATES HOMEOWNERS ASSOCIATION, INC.
WRITTEN BALLOT**

Section 2 of Article 12 of the Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado as reception number 555977 as amended by the First Amendment to Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado at reception number 649670 (collectively, the "Declaration") provides that the Covenants "may only be terminated, extended, modified or amended as to the Property subject to the Protective Covenants, or any portion thereof, upon the written consent by the Owners of 66% or more of the Lots in the Property." There are 45 lots within the subdivision. Though a quorum of members is only 9 members, to pass with 66% approval, any amendment to the Covenants must have 30 votes in favor. The Board of Directors of Riverwalk Estates Homeowners Association, Inc. (the "Association") is requesting an amendment to the Covenants. By written ballot, the Association requests that you vote on these matters. To be counted your written ballot must be returned no later than July 1, 2018 and must be returned to Law of the Rockies, 525 N. Main Street, Gunnison, CO 81230 or by email at jwith@lawoftherockies.com. Though original, signed ballots are greatly preferred, the Association will accept electronic copies of signed ballots.

The proposal is to add a new Section 15 of Article 5 to the Declaration as follows:

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FOR AMENDMENT: X

AGAINST AMENDMENT: _____

Please indicate your vote by a check, X, or initialing.

Printed Name(s) of Owners*: DUNBAR FAMILY PARTNERSHIP

Signature(s) of Owners: [Signature] MANAGER

Lot No(s): _____ Date: 6-4-18

*If the lot is owned by a trust, corporation, limited liability company or other entity, please print the name of the entity, sign on behalf of the entity, and indicate the capacity in which you are signing, e.g. trustee, president, member.



**RIVERWALK ESTATES HOMEOWNERS ASSOCIATION, INC.
WRITTEN BALLOT**

Section 2 of Article 12 of the Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado as reception number 555977 as amended by the First Amendment to Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado at reception number 649670 (collectively, the "Declaration") provides that the Covenants "may only be terminated, extended, modified or amended as to the Property subject to the Protective Covenants, or any portion thereof, upon the written consent by the Owners of 66% or more of the Lots in the Property." There are 45 lots within the subdivision. Though a quorum of members is only 9 members, to pass with 66% approval, any amendment to the Covenants must have 30 votes in favor. The Board of Directors of Riverwalk Estates Homeowners Association, Inc. (the "Association") is requesting an amendment to the Covenants. By written ballot, the Association requests that you vote on these matters. To be counted your written ballot must be returned no later than July 1, 2018 and must be returned to Law of the Rockies, 525 N. Main Street, Gunnison, CO 81230 or by email at jwith@lawoftherockies.com. Though original, signed ballots are greatly preferred, the Association will accept electronic copies of signed ballots.

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FOR AMENDMENT: X

AGAINST AMENDMENT: _____

Please indicate your vote by a check, X, or initialing.

Printed Name(s) of Owners*: LARIE Bobilya

Doug Bobilya

Signature(s) of Owners: [Signature]

[Signature]

Lot No(s): 2 Date: 7-12-18

*If the lot is owned by a trust, corporation, limited liability company or other entity, please print the name of the entity, sign on behalf of the entity, and indicate the capacity in which you are signing, e.g. trustee, president, member.



**RIVERWALK ESTATES HOMEOWNERS ASSOCIATION, INC.
WRITTEN BALLOT**

Section 2 of Article 12 of the Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado as reception number 555977 as amended by the First Amendment to Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado at reception number 649670 (collectively, the "Declaration") provides that the Covenants "may only be terminated, extended, modified or amended as to the Property subject to the Protective Covenants, or any portion thereof, upon the written consent by the Owners of 66% or more of the Lots in the Property." There are 45 lots within the subdivision. Though a quorum of members is only 9 members, to pass with 66% approval, any amendment to the Covenants must have 30 votes in favor. The Board of Directors of Riverwalk Estates Homeowners Association, Inc. (the "Association") is requesting an amendment to the Covenants. By written ballot, the Association requests that you vote on these matters. To be counted your written ballot must be returned no later than July 1, 2018 and must be returned to Law of the Rockies, 525 N. Main Street, Gunnison, CO 81230 or by email at jwith@lawoftherockies.com. Though original, signed ballots are greatly preferred, the Association will accept electronic copies of signed ballots.

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FOR AMENDMENT: ☒

AGAINST AMENDMENT: ☐

Please indicate your vote by a check, X, or initialing.

Printed Name(s) of Owners*:

William Bresnihan
Constance Bresnihan

Signature(s) of Owners:

[Handwritten signatures of William Bresnihan and Constance Bresnihan]

Lot No(s):

3

Date:

6/5/2018

*If the lot is owned by a trust, corporation, limited liability company or other entity, please print the name of the entity, sign on behalf of the entity, and indicate the capacity in which you are signing, e.g. trustee, president, member.



**RIVERWALK ESTATES HOMEOWNERS ASSOCIATION, INC.
WRITTEN BALLOT**

Section 2 of Article 12 of the Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado as reception number 555977 as amended by the First Amendment to Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado at reception number 649670 (collectively, the "Declaration") provides that the Covenants "may only be terminated, extended, modified or amended as to the Property subject to the Protective Covenants, or any portion thereof, upon the written consent by the Owners of 66% or more of the Lots in the Property." There are 45 lots within the subdivision. Though a quorum of members is only 9 members, to pass with 66% approval, any amendment to the Covenants must have 30 votes in favor. The Board of Directors of Riverwalk Estates Homeowners Association, Inc. (the "Association") is requesting an amendment to the Covenants. By written ballot, the Association requests that you vote on these matters. To be counted your written ballot must be returned no later than July 1, 2018 and must be returned to Law of the Rockies, 525 N. Main Street, Gunnison, CO 81230 or by email at jwirth@lawoftherockies.com. Though original, signed ballots are greatly preferred, the Association will accept electronic copies of signed ballots.

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FOR AMENDMENT: X
AGAINST AMENDMENT: _____

Please indicate your vote by a check, X, or initialing.

Printed Name(s) of Owners*: Bill Warga

Signature(s) of Owners: Bill Warga

Lot No(s): 4 Date: 6-5-18

Carole Warga
Carole Warga

*If the lot is owned by a trust, corporation, limited liability company or other entity, please print the name of the entity, sign on behalf of the entity, and indicate the capacity in which you are signing, e.g. trustee, president, member.



**RIVERWALK ESTATES HOMEOWNERS ASSOCIATION, INC.
WRITTEN BALLOT**

Section 2 of Article 12 of the Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado as reception number 555977 as amended by the First Amendment to Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado at reception number 649670 (collectively, the "Declaration") provides that the Covenants "may only be terminated, extended, modified or amended as to the Property subject to the Protective Covenants, or any portion thereof, upon the written consent by the Owners of 66% or more of the Lots in the Property." There are 45 lots within the subdivision. Though a quorum of members is only 9 members, to pass with 66% approval, any amendment to the Covenants must have 30 votes in favor. The Board of Directors of Riverwalk Estates Homeowners Association, Inc. (the "Association") is requesting an amendment to the Covenants. By written ballot, the Association requests that you vote on these matters. To be counted your written ballot must be returned no later than July 1, 2018 and must be returned to Law of the Rockies, 525 N. Main Street, Gunnison, CO 81230 or by email at jwirth@lawoftherockies.com. Though original, signed ballots are greatly preferred, the Association will accept electronic copies of signed ballots.

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FOR AMENDMENT: X

AGAINST AMENDMENT: _____

Please indicate your vote by a check, X, or initialing.

Printed Name(s) of Owners*: Raul Varela

Jodi Varela

Signature(s) of Owners: [Signature]

Jodi Varela

Lot No(s): #6 Date: 6/19/2018

*If the lot is owned by a trust, corporation, limited liability company or other entity, please print the name of the entity, sign on behalf of the entity, and indicate the capacity in which you are signing, e.g. trustee, president, member.



**RIVERWALK ESTATES HOMEOWNERS ASSOCIATION, INC.
WRITTEN BALLOT**

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FOR AMENDMENT: X

AGAINST AMENDMENT:

Please indicate your vote by a check, X, or initialing.

Printed Name(s) of Owners*: Patrick Plumley BECKY TRENTLAGE
Signature(s) of Owners: Patrick Plumley Becky Trentlage
Lot No(s): 8 Date: 6/20/2018

*If the lot is owned by a trust, corporation, limited liability company or other entity, please print the name of the entity, sign on behalf of the entity, and indicate the capacity in which you are signing, e.g. trustee, president, member.



**RIVERWALK ESTATES HOMEOWNERS ASSOCIATION, INC.
WRITTEN BALLOT**

Section 2 of Article 12 of the Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado as reception number 555977 as amended by the First Amendment to Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado at reception number 649670 (collectively, the "Declaration") provides that the Covenants "may only be terminated, extended, modified or amended as to the Property subject to the Protective Covenants, or any portion thereof, upon the written consent by the Owners of 66% or more of the Lots in the Property." There are 45 lots within the subdivision. Though a quorum of members is only 9 members, to pass with 66% approval, any amendment to the Covenants must have 30 votes in favor. The Board of Directors of Riverwalk Estates Homeowners Association, Inc. (the "Association") is requesting an amendment to the Covenants. By written ballot, the Association requests that you vote on these matters. To be counted your written ballot must be returned no later than July 1, 2018 and must be returned to Law of the Rockies, 525 N. Main Street, Gunnison, CO 81230 or by email at jwith@lawoftherockies.com. Though original, signed ballots are greatly preferred, the Association will accept electronic copies of signed ballots.

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FOR AMENDMENT: X

AGAINST AMENDMENT: _____

Please indicate your vote by a check, X, or initialing.

Printed Name(s) of Owners*: _____

Signature(s) of Owners: _____

Lot No(s): 17

Date: 6-6-18

*If the lot is owned by a trust, corporation, limited liability company or other entity, please print the name of the entity, sign on behalf of the entity, and indicate the capacity in which you are signing, e.g. trustee, president, member.



**RIVERWALK ESTATES HOMEOWNERS ASSOCIATION, INC.
WRITTEN BALLOT**

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FOR AMENDMENT: X

AGAINST AMENDMENT: _____

Please indicate your vote by a check, X, or initialing.

Printed Name(s) of Owners*: Kenneth Dros

Jacqueline H Dros

Signature(s) of Owners: Kenneth Dros

Jacqueline H Dros

Lot No(s): 18-340 KOKANKE

Date: 6/4/2018

*If the lot is owned by a trust, corporation, limited liability company or other entity, please print the name of the entity, sign on behalf of the entity, and indicate the capacity in which you are signing, e.g. trustee, president, member.



**RIVERWALK ESTATES HOMEOWNERS ASSOCIATION, INC.
WRITTEN BALLOT**

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FOR AMENDMENT: X

AGAINST AMENDMENT: _____

Please indicate your vote by a check, X, or initialing.

Printed Name(s) of Owners*: FRED NIEDERER

Signature(s) of Owners: [Signature]

Lot No(s): 19 Date: 6/22/18

Lisa Niederer
[Signature]

*If the lot is owned by a trust, corporation, limited liability company or other entity, please print the name of the entity, sign on behalf of the entity, and indicate the capacity in which you are signing, e.g. trustee, president, member.



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WRITTEN BALLOT**

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FOR AMENDMENT: X

AGAINST AMENDMENT: _____

Please indicate your vote by a check, X, or initialing.

Printed Name(s) of Owners*: LANA LEONARD

Signature(s) of Owners: Lana Leonard

Lot No(s): 22 Date: 6/11/2018

TRACY LEONARD
Tracy A. Leonard

*If the lot is owned by a trust, corporation, limited liability company or other entity, please print the name of the entity, sign on behalf of the entity, and indicate the capacity in which you are signing, e.g. trustee, president, member.



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FOR AMENDMENT: X

AGAINST AMENDMENT:

Please indicate your vote by a check, X, or initialing.

Printed Name(s) of Owners*: LYNN M. SCHUMANN TL LIVERMORE

Signature(s) of Owners: [Signature] [Signature]

Lot No(s): 23 Date: 6/11/18

*If the lot is owned by a trust, corporation, limited liability company or other entity, please print the name of the entity, sign on behalf of the entity, and indicate the capacity in which you are signing, e.g. trustee, president, member.



**RIVERWALK ESTATES HOMEOWNERS ASSOCIATION, INC.
WRITTEN BALLOT**

Section 2 of Article 12 of the Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado as reception number 555977 as amended by the First Amendment to Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado at reception number 649670 (collectively, the "Declaration") provides that the Covenants "may only be terminated, extended, modified or amended as to the Property subject to the Protective Covenants, or any portion thereof, upon the written consent by the Owners of 66% or more of the Lots in the Property." There are 45 lots within the subdivision. Though a quorum of members is only 9 members, to pass with 66% approval, any amendment to the Covenants must have 30 votes in favor. The Board of Directors of Riverwalk Estates Homeowners Association, Inc. (the "Association") is requesting an amendment to the Covenants. By written ballot, the Association requests that you vote on these matters. To be counted your written ballot must be returned no later than July 1, 2018 and must be returned to Law of the Rockies, 525 N. Main Street, Gunnison, CO 81230 or by email at jwith@lawoftherockies.com. Though original, signed ballots are greatly preferred, the Association will accept electronic copies of signed ballots.

The proposal is to add a new Section 15 of Article 5 to the Declaration as follows:

Section 15. Variance. The Board of Directors of the Association shall have the power and authority to grant Owners variances from any design or architectural requirements or limitations set forth in the Declaration of Protective Covenants, including those requirements and limitations set forth in Article 5 of the Declaration of Protective Covenants, upon an express written finding by the Board of Directors of the Association that: (a) the variance is consistent with the objectives and purposes of the Declaration of Protective Covenants, and (b) there is no material negative impact on other owners, including considerations of general aesthetics in the community. Copies of granted variances will be maintained in the records of the Association.

FOR AMENDMENT: X

AGAINST AMENDMENT: _____

Please indicate your vote by a check, X, or initialing.

Printed Name(s) of Owners*: Paul Blatterer Mary Blatterer
Signature(s) of Owners: Paul Blatterer Mary Blatterer
Lot No(s): 31 Date: 6-5-2018

*If the lot is owned by a trust, corporation, limited liability company or other entity, please print the name of the entity, sign on behalf of the entity, and indicate the capacity in which you are signing, e.g. trustee, president, member.



**RIVERWALK ESTATES HOMEOWNERS ASSOCIATION, INC.
WRITTEN BALLOT**

Section 2 of Article 12 of the Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado as reception number 555977 as amended by the First Amendment to Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado at reception number 649670 (collectively, the "Declaration") provides that the Covenants "may only be terminated, extended, modified or amended as to the Property subject to the Protective Covenants, or any portion thereof, upon the written consent by the Owners of 66% or more of the Lots in the Property." There are 45 lots within the subdivision. Though a quorum of members is only 9 members, to pass with 66% approval, any amendment to the Covenants must have 30 votes in favor. The Board of Directors of Riverwalk Estates Homeowners Association, Inc. (the "Association") is requesting an amendment to the Covenants. By written ballot, the Association requests that you vote on these matters. To be counted your written ballot must be returned no later than July 1, 2018 and must be returned to Law of the Rockies, 525 N. Main Street, Gunnison, CO 81230 or by email at jwirth@lawoftherockies.com. Though original, signed ballots are greatly preferred, the Association will accept electronic copies of signed ballots.

The proposal is to add a new Section 15 of Article 5 to the Declaration as follows:

Section 15. Variance. The Board of Directors of the Association shall have the power and authority to grant Owners variances from any design or architectural requirements or limitations set forth in the Declaration of Protective Covenants, including those requirements and limitations set forth in Article 5 of the Declaration of Protective Covenants, upon an express written finding by the Board of Directors of the Association that: (a) the variance is consistent with the objectives and purposes of the Declaration of Protective Covenants, and (b) there is no material negative impact on other owners, including considerations of general aesthetics in the community. Copies of granted variances will be maintained in the records of the Association.

FOR AMENDMENT: X
AGAINST AMENDMENT: _____

Please indicate your vote by a check, X, or initialing.

Printed Name(s) of Owner(s): James Meenusen Karen Meenusen
Signature(s) of Owner(s): James Meenusen Karen Meenusen
Lot No(s): 35 Date: 6/2/18

*If the lot is owned by a trust, corporation, limited liability company or other entity, please print the name of the entity, sign on behalf of the entity, and indicate the capacity in which you are signing, e.g. trustee, president, member.



**RIVERWALK ESTATES HOMEOWNERS ASSOCIATION, INC.
WRITTEN BALLOT**

Section 2 of Article 12 of the Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado as reception number 555977 as amended by the First Amendment to Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado at reception number 649670 (collectively, the "Declaration") provides that the Covenants "may only be terminated, extended, modified or amended as to the Property subject to the Protective Covenants, or any portion thereof, upon the written consent by the Owners of 66% or more of the Lots in the Property." There are 45 lots within the subdivision. Though a quorum of members is only 9 members, to pass with 66% approval, any amendment to the Covenants must have 30 votes in favor. The Board of Directors of Riverwalk Estates Homeowners Association, Inc. (the "Association") is requesting an amendment to the Covenants. By written ballot, the Association requests that you vote on these matters. To be counted your written ballot must be returned no later than July 1, 2018 and must be returned to Law of the Rockies, 525 N. Main Street, Gunnison, CO 81230 or by email at jwirth@lawoftherockies.com. Though original, signed ballots are greatly preferred, the Association will accept electronic copies of signed ballots.

The proposal is to add a new Section 15 of Article 5 to the Declaration as follows:

Section 15. Variance. The Board of Directors of the Association shall have the power and authority to grant Owners variances from any design or architectural requirements or limitations set forth in the Declaration of Protective Covenants, including those requirements and limitations set forth in Article 5 of the Declaration of Protective Covenants, upon an express written finding by the Board of Directors of the Association that: (a) the variance is consistent with the objectives and purposes of the Declaration of Protective Covenants, and (b) there is no material negative impact on other owners, including considerations of general aesthetics in the community. Copies of granted variances will be maintained in the records of the Association.

FOR AMENDMENT: _____

X WRG

AGAINST AMENDMENT: _____

Please indicate your vote by a check, X, or initialing.

Printed Name(s) of Owners*: WILLIAM R GODDARD JR

Signature(s) of Owners: William R Goddard Jr

Lot No(s): 37 + 38 Date: 6/4/2018

*If the lot is owned by a trust, corporation, limited liability company or other entity, please print the name of the entity, sign on behalf of the entity, and indicate the capacity in which you are signing, e.g. trustee, president, member.



**RIVERWALK ESTATES HOMEOWNERS ASSOCIATION, INC.
WRITTEN BALLOT**

Section 2 of Article 12 of the Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado as reception number 555977 as amended by the First Amendment to Declaration of Protective Covenants Riverwalk Estates Subdivision as recorded in the real property records of Gunnison County, Colorado at reception number 649670 (collectively, the "Declaration") provides that the Covenants "may only be terminated, extended, modified or amended as to the Property subject to the Protective Covenants, or any portion thereof, upon the written consent by the Owners of 66% or more of the Lots in the Property." There are 45 lots within the subdivision. Though a quorum of members is only 9 members, to pass with 66% approval, any amendment to the Covenants must have 30 votes in favor. The Board of Directors of Riverwalk Estates Homeowners Association, Inc. (the "Association") is requesting an amendment to the Covenants. By written ballot, the Association requests that you vote on these matters. To be counted your written ballot must be returned no later than July 1, 2018 and must be returned to Law of the Rockies, 525 N. Main Street, Gunnison, CO 81230 or by email at jwith@lawoftherockies.com. Though original, signed ballots are greatly preferred, the Association will accept electronic copies of signed ballots.

The proposal is to add a new Section 15 of Article 5 to the Declaration as follows:

Section 15. Variance. The Board of Directors of the Association shall have the power and authority to grant Owners variances from any design or architectural requirements or limitations set forth in the Declaration of Protective Covenants, including those requirements and limitations set forth in Article 5 of the Declaration of Protective Covenants, upon an express written finding by the Board of Directors of the Association that: (a) the variance is consistent with the objectives and purposes of the Declaration of Protective Covenants, and (b) there is no material negative impact on other owners, including considerations of general aesthetics in the community. Copies of granted variances will be maintained in the records of the Association.

FOR AMENDMENT: X

AGAINST AMENDMENT: _____

Please indicate your vote by a check, X, or initialing.

Printed Name(s) of Owners*: Stephanie Murillo Jeff Ford
Signature(s) of Owners: [Signature] [Signature]
Lot No(s): D+E Date: 6-28-18

*If the lot is owned by a trust, corporation, limited liability company or other entity, please print the name of the entity, sign on behalf of the entity, and indicate the capacity in which you are signing, e.g. trustee, president, member.