

Filed for record this 15th day of August 1994 at 9:10 o'clock a.m.  
Duly recorded in book 230 pages 313-314-315 Addie A. Sim, Ouray County  
Clerk & Recorder

157262

COPY

**SECOND ANNEXATION OF ADDITIONAL LAND  
AND DECLARATION AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF SOLAR RANCHES, OURAY COUNTY, COLORADO**

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, South Ridgway Partnership ("Declarant") has heretofore executed and caused to be recorded that certain Declaration of Covenants, Conditions and Restrictions of Solar Ranches, Ouray County, Colorado, which document was recorded in the office of the Clerk and Recorder of Ouray County, Colorado ("Covenants") (terms which are defined in the Covenants shall have the same meanings herein unless otherwise defined); and

WHEREAS, Section 23 of the Covenants permits the annexation of additional land thereto by the Declarant until that date which is five (5) years after the date of recording of the Covenants in Ouray County, Colorado, without the consent of any other Unit Owners, holders of mortgages or deeds of trust, or any other Person, which annexation shall be effected, if at all, by recording of a plat or map of the property to be annexed (unless such plat or map has previously been recorded), and by recording an Annexation of Additional Land and Declaration Amendment in the office of the Clerk and Recorder of Ouray County, Colorado, which document shall provide for annexation to the Covenants of the property described therein, shall state that Declarant is the owner of the Units thereby created, shall assign an identifying number to each new Unit, shall describe any Common Elements within the property being annexed, shall reallocate the Allocated Interests among all Units, and may include such other provisions as Declarant deems appropriate; and

WHEREAS, it has been less than five (5) years since the Covenants were recorded in Ouray County, Colorado; and

WHEREAS, a plat or map of the property to be annexed, which is described on Exhibit A attached hereto and incorporated herein by this reference ("Annexed Property"), has heretofore been recorded in the office of the Clerk and Recorder of Ouray County, Colorado.

NOW, THEREFORE, the undersigned Declarant does annex to the Covenants the Annexed Property, and in furtherance thereof hereby states and declares as follows:

1. The Declarant is the fee simple title owner of the Units in the Annexed Property.

2. The identifying numbers of the Units in the Annexed Property, as well as the identifying numbers of the Units previously included in the Common Interest Community, are set forth

on Exhibit B attached hereto and incorporated herein by this reference.

3. The Common Elements contained within the Annexed Property are described on Exhibit C attached hereto and incorporated herein by this reference.

4. The Allocated Interests of all of the Units in the Common Interest Community (including, without limitation, the Units contained in the Annexed Property) are set forth on the attached Exhibit B.

ALL PROVISIONS OF THE COVENANTS, including but not limited to those provisions regarding obligations to pay assessments to the Association and any right to cast votes as members of the Association, shall apply to the Annexed Property immediately upon recording of this Second Annexation of Additional Land and Declaration Amendment.

IN WITNESS WHEREOF, the Declarant has set its hand and seal this 28<sup>th</sup> day of July, 1994.

DECLARANT:

SOUTH RIDGWAY PARTNERSHIP, a Colorado partnership

By: [Signature]  
Title: Partner

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF Ouray )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of July, 1994, by Robert H. Savath, as Partner of South Ridgway Partnership, a Colorado partnership.

WITNESS my hand and official seal.

My commission expires: 9-9-95



[Signature]  
Notary Public

EXHIBIT B  
TO  
SECOND ANNEXATION OF ADDITIONAL LAND  
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OF SOLAR RANCHES, OURAY COUNTY, COLORADO

<u>Unit</u>	<u>Allocated Interests attributable to the Unit</u>
Lot 41	1/114
Lot 42	1/114
Lot 43	1/114
Lot 44	1/114
Lot 45	1/114
Lot 46	1/114
Lot 47	1/114
Lot 48	1/114
Lot 49	1/114
Lot 50	1/114
Lot 51	1/114
Lot 52	1/114
Lot 53	1/114
Lot 54	1/114
Lot 55	1/114
Lot 56	1/114
Lot 57	1/114
Lot 58D	2/114
Lot 59	1/114
Lot 60	1/114
Lot 61	1/114
Lot 62	1/114
Lot 63	1/114
Lot 64D	2/114
Lot 65	1/114
Lot 66	1/114
Lot 67	1/114
Lot 68	1/114
Lot 69	1/114
Lot 70	1/114
Lot 71	1/114
Lot 72	1/114
Lot 73	1/114
Lot 74	1/114
Lot 75	1/114
Lot 76	1/114
Lot 77	1/114
Lot 78	1/114
Lot 79	1/114
Lot 80	1/114

157262

OURAY COUNTY CLERK

BOOK 27 /PAGE 1

EXHIBIT A  
TO  
SECOND ANNEXATION OF ADDITIONAL LAND  
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All of the real property shown and described on that certain plat of Filing No. 2D Solar Ranches, recorded in the office of the Clerk and Recorder of Ouray County, Colorado, as amended.

157262

OURAY COUNTY CLERK

BOOK 132 / PAGE 111

EXHIBIT B  
TO  
SECOND ANNEXATION OF ADDITIONAL LAND  
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OF SOLAR RANCHES, OURAY COUNTY, COLORADO

(CONTINUED)

<u>Unit</u>	<u>Allocated Interests attributable to the Unit</u>
Lot 81	7/114
Lot 82	7/114
Lot 83	6/114
Lot 84	5/114
Lot 85	5/114
Lot 85A	1/114
Lot 86D	2/114
Lot 87D	2/114
Lot 88	1/114
Lot 89	1/114
Lot 90	1/114
Lot 91	1/114
Lot 92	1/114
Lot 93D	2/114
Lot 94D	2/114
Lot 95D	2/114
Lot 96D	2/114
Lot 97	1/114
Lot 98	1/114
Lot 99	1/114
Lot 100	1/114
Lot 101	1/114
Lot 102	1/114
Lot 103	1/114
Lot 104	1/114
Lot 105	1/114
Lot 106	1/114
Lot 107	1/114
Lot 108	1/114
Lot 109D	2/114
Lot 110	10/114

157262

EXHIBIT C  
TO  
SECOND ANNEXATION OF ADDITIONAL LAND  
AND DECLARATION AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF SOLAR RANCHES, OURAY COUNTY, COLORADO

Those areas designated as "Pedestrian Walkway and Ditch  
& Utility Easement" on the plat of Filing No. 2D Solar Ranches,  
recorded in Ouray County, Colorado.