

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR PIONEER VILLAGE II SUBDIVISION

WHEREAS, Pioneer Village II Association, a Colorado corporation, established the Declaration of Covenants, Conditions and Restrictions for Pioneer Village II Subdivision, Mesa County, Colorado, recorded in Book 1381, Pages 402 through 406, inclusive, reception number 1296798, in the records of the Clerk and Recorder of Mesa County, Colorado, and

WHEREAS, not less than 75% of the lot owners have voted to amend the declaration or have expressed their approval of the amendment to the declaration in writing, and

WHEREAS, such approval was delivered to the secretary at or prior to the meeting considering the amendment.

NOW, THEREFORE, for and in consideration of the premises and benefits to be derived of the Pioneer Village II subdivision and the Pioneer Village II Association, Inc., the present lot owners and each and every subsequent lot owner in Pioneer Village II Subdivision, and the undersigned Pioneer Village II Association, do hereby agree to and do amend the Declaration of Covenants, Conditions and Restrictions for Pioneer Village II Subdivision as follows:

Article V, Section 1, is deleted in its entirety;

Substitute in lieu thereof:

Right of Occupancy. No person under the age of 45 years shall be permitted as a permanent resident within the property; and no person or persons renting from an owner shall be permitted to reside in or on the properties who are under the age of 45 years; provided, however, if a husband and wife reside on a lot and either shall be 45 years of age or older, this covenant shall be deemed satisfied. Provided further, that at least 80% of the properties must be occupied by at least one person 55 years of age or older.

Article V Section 2 is renumbered as Article V Section 3.

Article V, Section 2 shall read as follows:

Facilities and Services. To the extent practicable, Pioneer Village II Association shall offer significant facilities and services specifically designed to meet the physical or social needs of older persons within the subdivision as defined by both the Federal and Colorado Fair Housing Acts, as amended.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals the day and year written below.

Owners Lot 1 Block 1

Arthur D. Shields
Owners Lot 2 Block 1

Mona Kaye Brunk
Owners Lot 3 Block 1

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Owners Lot 4 Block 1

Bernard E. Endler

Bray & Co.
by Philip J. Bray, President
Owners Lot 5 Block 1

Alada M. Burns
Owners Lot 6 Block 1

Winfield P. Power
Owners Lot 7 Block 1

Marjorie J. Power

Myrna Towles
Owners Lot 8 Block 1

Andrew P. Wassenaar
Owners Lot 9 Block 1

Helen M. Wassenaar

Owners Lot 10 Block 1

Ray & Co.
Myrtle D. Ray, President

Owners Lot 12 Block 1

Paul C. Allen

Mary E. Pond

Annith Stenger

Anna C. Stenger

Emma B. Valentine

John Teeslink

Jewell Teeslink

James L. Lashbrook

Elizabeth H. Lashbrook

Robert J. Hilson

Alicia M. Hilson

Earl P. West

Shelma Jean West

Dolores R. Klaus
Owners Lot 21 Block 1

Ernest J. Ballard
Owners Lot 22 Block 1

Ardeth R. Ballard

Owners Lot 23 Block 1

Robert G. Hall
Owners Lot 24 Block 1

Dolores M. Hall

Owners Lot 25 Block 1

Owners Lot 26 Block 1

Edith Sundrum
Owners Lot 27 Block 1

Marilyn D. Biddup
Owners Lot 28 Block 1

Samuel A. Dougherty
Owners Lot 29 Block 1

Betty A. Dougherty

Arman M. Rutherford
Owners Lot 30 Block 1

Thylene Rutherford

Owners Lot 31 Block 1

Owners Lot 32 Block 1

Philomena L. Hammond
By Kenneth S. Ash
Owners Lot 33 Block 1

Sueley Schwartzwalder
Owners Lot 34 Block 1

Kenneth S. Ash

Owners Lot 35 Block 1

Rosa D. Ash

Boyer & Co.
By Phil D. Boyer President
Owners Lot 36 Block 1

Owners Lot 37 Block 1

David D. Sloan
Owners Lot 38 Block 1

D. James Sloan

Carl Patterson
Owners Lot 1 Block 2

Owners Lot 2 Block 2

Alvin Doctor
Owners Lot 3 Block 2

James D. Doctor

Robert L. Jenkel
Owners Lot 4 Block 2

Joyce Jenkel

Grace P. Zimmerman
Owners Lot 5 Block 2

Jesse W. Brethauer
Owners Lot 6 Block 2

Ray Lipton
Owners Lot 7 Block 2

Thomas E. Lawson
Owners Lot 8 Block 2

Randora M. Holt
Owners Lot 9 Block 2

Barbara M. King
Owners Lot 10 Block 2

Wanda V. Thomas
Owners Lot 11 Block 2

Wanda V. Thomas
Owners Lot 12 Block 2

Welma Riddle
Owners Lot 13 Block 2

Mariene Bell
Owners Lot 14 Block 2

Owners Lot 15 Block 2

Standa P. Lipton

Betty S. Lawson

Frank J. Holt

Raymond V. Riddle

Jetta Lummae
Owners Lot 16 Block 2

Fred Lummae

Owners Lot 17 Block 2

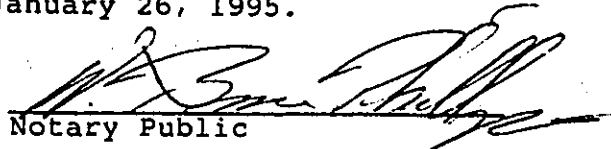
Mary F. Brekaski Pava

R. Jean Rogers
Owners Lot 18 Block 2

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing document was acknowledged before me by
the owners of 75% of the lots in Pioneer Village II Subdivision,
this 11th day of DECEMBER, 1992.

Witness my hand and official seal.
My Commission Expires: January 26, 1995.


Notary Public

