

**AGREEMENT FOR SEPARATION OF LOS RANCHITOS SUBDIVISION
AND CLARIFICATION OF FUTURE AMENDMENTS OF RESTRICTIVE COVENANTS**

RECITALS

The property described on the plats and/or maps of Los Ranchitos Unit I, recorded with the La Plata Clerk and Recorder on October 27, 1977 at Reception No. 414248, Los Ranchitos Unit II, recorded with the La Plata Clerk and Recorder on July 17, 1978 at Reception No. 421668, Los Ranchitos Unit V, recorded with the La Plata Clerk and Recorder on September 17, 1982 at Reception No. 474032, Los Ranchitos Unit VI, recorded with the La Plata Clerk and Recorder on January 26, 1983 at Reception No. 478981 and Los Ranchitos Unit VII, recorded with the La Plata Clerk and Recorder on June 1, 1983 at Reception No. 483990 ("Upper Los Ranchitos") has been made subject to covenants and restrictions, including, but not necessarily limited to, Restrictive Covenants Applicable to Los Ranchitos Subdivision in La Plata County, Colorado, recorded November 21, 1977 at Reception No. 414941 in the office of the La Plata County Clerk and Recorder's Office. An amendment to the covenants was recorded on January 26, 1982 as Reception No. 465693. The restrictive covenants did not reference or create a homeowners association.

Los Ranchitos Florida River Homeowners Association (LRFRHOA) was formed by filing Articles of Incorporation with the Colorado Secretary of State on February 23, 1984. Bylaws of LRFRHOA were recorded on June 26, 1995 as Reception Number 689213. LRFRHOA manages property platted as Los Ranchitos Units III and IV, recorded with the La Plata Clerk and Recorder on November 26, 1979 at Reception No. 437825, Lots 1, 2 & 3, River Acres, recorded with the La Plata Clerk and Recorder on April 2, 1979 at Reception No. 429641 and Lot 2B, Riverside, , recorded with the La Plata Clerk and Recorder on October 27, 1981 at Reception No. 462480 ("Lower Los Ranchitos") has been made subject to covenants and restrictions, including, but not necessarily limited to, Restrictive Covenants Applicable to Los Ranchitos Subdivision in La Plata County, Colorado, recorded November 21, 1977 at Reception No. 414941 in the office of the La Plata County Clerk and Recorder's Office.

The Articles of Incorporation of Los Ranchitos Estates Homeowners Association, Inc. (LREHOA) filed with the Colorado Secretary of State on April 21, 1988. The Bylaws of Los Ranchitos Estates Homeowners Association Inc., as amended, were recorded on May 12, 2004 at Reception 884428. LREHOA manages property platted as Upper Los Ranchitos.

AGREEMENT

WHEREAS, by the affirmative vote of lot owners in Upper Los Ranchitos and Lower Los Ranchitos to which more than 50 % of the votes are allocated pursuant to the Bylaws of LRFRHOA and LREHOA, it is agreed as follows:

1. LREHOA shall continue to manage property known as Upper Los Ranchitos. Members of LREHOA may amend restrictive covenants pertaining to Upper Los Ranchitos in accordance with the Colorado Common Ownership Interest Act, C.R.S. §§38-33.3-101, *et. seq.*, (herein after referred to as "CCIOA") without approval of owners in Lower Los Ranchitos.

Rtn: Tracy Cross
835 E 2nd Ave, Ste 240
Durango CO 81301

2. LRRFHOA shall continue to manage property known as Lower Los Ranchitos. Members of LRRFHOA may amend restrictive covenants pertaining to Lower Los Ranchitos in accordance with the Colorado Common Ownership Interest Act, C.R.S. §§38-33.3-101, et. seq., (herein after referred to as "CCIOA") without approval of owners in Upper Los Ranchitos.

CERTIFICATION OF LRRFHOA AND LREHOA

The undersigned, as authorized officers of LRRFHOA and LREHOA, hereby certify that on the 4 day of April, 2016, this Agreement for Separation of Los Ranchitos Subdivision was presented to the membership for purposes of entering into this agreement. The agreement was submitted to members with a ballot by mail and/or e-mail. The undersigned further certifies that the foregoing Agreement for Separation of Los Ranchitos Subdivision was approved by a vote of 10 affirmative votes to 0 negative votes, which meets or exceeds the requirement of more than 50% of the votes allocated pursuant to the Bylaws of LRRFHOA and LREHOA as required by C.R.S. §38-33.3-217.

Barry Mason
Print Name BARRY MASON
As HOA President
Los Ranchitos Florida River Homeowners Association

STATE OF COLORADO)
County of LA PLATA)

The foregoing Certification was acknowledged before me this 4th day of April, 2016 by BARRY MASON as PRESIDENT of Los Ranchitos Florida River Homeowners Association.



WITNESS my hand and official seal.
My commission expires: 2/21/17

Cynthia L. Smith
Notary Public

Roxanne Hamilton
Print Name
As President
Los Ranchitos Estates Homeowners Association, Inc.

Arizona
STATE OF ~~COLORADO~~)
County of ~~LA PLATA~~)

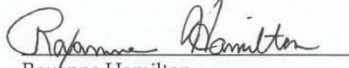
The foregoing Certification was acknowledged before me this _____ day of April, 2016 by _____ as _____ of Los Ranchitos Estates Homeowners Association, Inc.

WITNESS my hand and official seal.
My commission expires: _____

Notary Public

CERTIFICATION OF LREHOA

The undersigned, as authorized officer of LREHOA, hereby certifies that on March 11, 2016, this Agreement for Separation of Los Ranchitos Subdivision was presented to the membership for purposes of entering into this agreement. The agreement was submitted to members with a ballot by mail and/or e-mail. The undersigned further certifies that the foregoing Agreement for Separation of Los Ranchitos Subdivision was approved by a vote of 48 affirmative votes to 7 negative votes, which meets or exceeds the requirement of more than 50% of the votes allocated pursuant to the Bylaws of LRFRHOA and LREHOA as required by C.R.S. §38-33.3-217.



Roxanne Hamilton
As President
Los Ranchitos Estates Homeowners Association, Inc.

STATE OF ARIZONA)
County of Maricopa)

The foregoing Certification was acknowledged before me this 7th day of April, 2016 by Roxanne Hamilton as President of Los Ranchitos Estates Homeowners Association, Inc.

WITNESS my hand and official seal.

My commission expires: 03/31/2019


Notary Public