



FIRST AMENDMENT TO THE FARMER'S GROVE GOVERNMENTAL COVENANTS AND AGREEMENTS

This First Amendment to the Farmer's Grove Governmental Covenants and Agreements ("First Amendment") is made and entered into at Breckenridge, Colorado, as of the 1st day of May, 2006, by and between the Farmer's Grove Association, a Colorado non-profit corporation ("Association"), the Town of Breckenridge, a Colorado municipal corporation ("Town"), and the Board of County Commissioners, Summit County, Colorado ("County").

RECITALS

WHEREAS, the Farmer's Grove Governmental Covenants and Agreements ("Governmental Covenants") were recorded in the records of Summit County on April 19, 2001, at Reception No. 650382;

WHEREAS, the Governmental Covenants provide, in paragraph 16, that such Covenants may be modified with the written consent of the Association, the Town, and the County; and

WHEREAS, the Association, the Town and the County wish to modify certain provisions of the Governmental Covenants, as more particularly set forth herein.

NOW, THEREFORE, the Association, the Town and the County hereby amend and modify the Governmental Covenants as follows:

1. Paragraph 8 of the Governmental Covenants is deleted in its entirety and the following paragraph 8 is substituted in its place:

"8. Deck and Patio Restrictions. Owner hereby covenants and agrees with the Governmental Entities that no deck, patio or other similar structure shall be installed,

constructed or maintained upon any portion of the Property, except for those decks and patios meeting the following criteria:

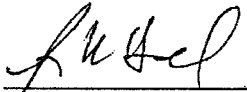
- (a) All decks and/or patios shall be constructed so that the surface of the deck or patio is even with or below the level of the floor of the ground level of the residential structure served by such deck or patio.
- (b) The total area of decks and patios on each Lot shall not exceed 250 square feet;
- (c) No deck or patio shall be constructed on any Lot except at the rear of the residential structure existing on such Lot; and
- (d) No deck or patio, or any portion thereof, shall extend outside of the Building Envelope for such Lot as depicted and shown on the Subdivision Plat of Farmer's Grove as recorded in the records of Summit County, Colorado. The terms "deck" and "patio" shall not include a covered front porch."

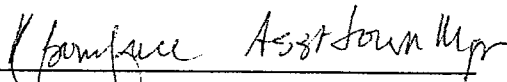
2. All other terms and provisions of the Governmental Covenants remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment to the Farmer's Grove Governmental Covenants and Agreements as of the day and year first written above.

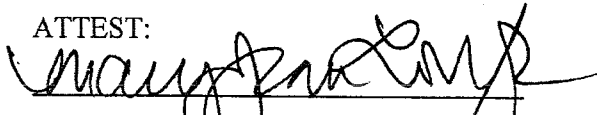
FARMER'S GROVE ASSOCIATION, INC.
a Colorado non-profit corporation

TOWN OF BRECKENRIDGE
a Colorado municipal corporation

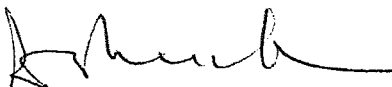
By: 
Name: Ralph 'Bud' Hall, President

By: 
Timothy J. Gagen, Town Manager

ATTEST:


Mary Jean Loufek, C.M.C., Town Clerk

SUMMIT COUNTY BOARD OF COUNTY
COMMISSIONERS

By: 
Robert H.S. French, Chairman

Approved as
to form

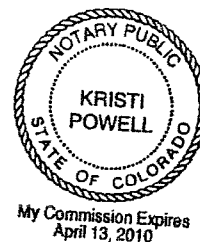

Legal

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The foregoing instrument was acknowledged before me this 22 day of August, 2006, by Bud Hall, as President of the Farmer's Grove Association, a Colorado non-profit corporation.

WITNESS my hand and official seal.

My commission expires: 4-13-2010



Kristi Powell
Notary Public

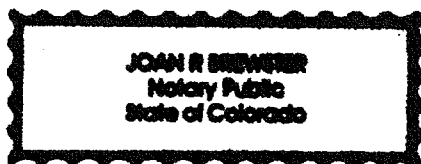
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The foregoing instrument was acknowledged before me this 11th day of September, 2006, by Timothy J. Gagen, Town Manager, and Mary Jean Loufek, CMC, as Town Clerk, of the Town of Breckenridge, a Colorado municipal corporation.

WITNESS my hand and official seal.

My Commission Expires
May 3, 2007

My commission expires: _____



David R. Blevins
Notary Public

