

FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
MEADOW VALE FARM
A PLANNED COMMUNITY
AND
MEADOW VALE FARM COMMUNITY ASSOCIATION

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FIRST AMENDMENT TO

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR

MEADOW VALE FARM
A PLANNED COMMUNITY

AND

MEADOW VALE FARM COMMUNITY ASSOCIATION

PREAMBLE

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, made on this 15th day of August, 1996 by Meadow Vale Farm, Inc. a Colorado corporation, hereinafter referred to as "Declarant".

WITNESSETH

WHEREAS, Declarant caused to be recorded on June 4, 1996 a Declaration of Covenants, Conditions, and Restrictions for Meadow Vale Farm, a Planned Community, and Meadow Vale Farm Community Association, as that Declaration is found in Book 1550 at Page Number 116 and Reception No. 2494531 and;

WHEREAS, Declarant has not transferred any property described in the Declaration of June 4, 1996 to any third parties and;

WHEREAS, Declarant desires to amend the Declaration in accordance with Article X. Section 2. of the Declaration and;

WHEREAS, the Declarant intends that the Amendment apply to the following lots as well as any subsequent lots that are developed within Meadow Vale Farm with the lots presently to be included as follows:

Lots 1-3 of Block 1, Lots 1-4 of Block 2, and Lots 1-4 of Block 3, of the Meadow Vale Farm Subdivision, Weld County, Colorado.

THEREFORE, the Declarant publishes this First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Meadow Vale Farm, a Planned Community, and Meadow Vale Farm Community Association.

AMENDMENT

Article VI. Section 29. of the Declaration found on page 14 of the Declaration of June 4, 1996 to repeal in its entirety and is replaced with the following language:

Section 29 - Possible Mandatory Interior Fire Sprinkling Systems Required. The Declarant has been informed by the Mountain View Fire Protection District that if the floor area of a residential home exceeds 6200 square feet, that the Fire Protection District will require a mandatory interior fire protection sprinkling system to be installed in the residence. The District definition of "floor area" includes the total area of all floors of the residence within the exterior walls, and under the horizontal overhang of the roof of the residence, whether finished or not, and expressly includes any garage attached to the residence. Each lot owner who constructs a residence in excess of 6200 square feet shall be required to comply with the Fire Protection standards of the Mountain View Fire Protection District as those standards exist on the date of the recording of this First Amendment, or as those standards are subsequently amended after the recording this First Amendment.

IN WITNESS WHEREOF, Declarant has executed this First Amendment to the Declaration of Covenants, Conditions and Restrictions for Meadow Vale Farm, a Planned Community, and Meadow Vale Farm Community Association on this 15th day of August, 1996. Declarant further reaffirms the remaining Covenants, Conditions and Restrictions as originally recorded on June 4, 1996.

Declarant
MEADOW VALE FARM, INC.,
A Colorado corporation,

By: _____
FLOYD OLIVER, JR. President

STATE OF COLORADO)
) ss
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 15th day of August, 1996, by FLOYD OLIVER, JR., known to me to be the President of MEADOW VALE FARM, INC., a Colorado Corporation.

WITNESS my hand and official seal.

Notary Public
Address: 322 7th Street Suite 330
 Greeley, Colorado 30631
My commission expires: 2-2-1998