

**FIRST AMENDMENT
TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR SILVER TROUT ESTATES (“DECLARATION”)**

This FIRST AMENDMENT is made by the Declarant, Blue Shores, LLC, pursuant to the Declaration this 28 day of October, 2020, for the purposes set forth herein.

R E C I T A L S:

1. The Declaration of Covenants, Conditions and Restrictions for Silver Trout Estates recorded on November 30, 2018, under Reception No. 1186112 in the Summit County, Colorado, property records (“Declaration”) defines certain real property identified on Exhibit A thereto as being subject to the Declaration.
2. The Property and the Declaration are further subject to the Colorado Common Interest Ownership Act (“CCIOA”), C.R.S. §38-33.3-101 *et seq.* (the “Act”).
3. C.R.S. §38-33.3-2-5(1)(h) provides that the Declaration shall contain a description of the special declaration rights reserved by the declarant.
4. Article XV, Section 15.02(a)(i) grants the Declarant the right to amend the Declaration during the Declarant Control Period as defined in Section 6.03 of the Declaration.
5. The Declarant desires to amend the Declaration in regard to the actions which may be taken by The Waters at Silver Trout Homeowners Association, Inc. (“Association”) and “Owners” of units as defined in the Declaration.

NOW, THEREFORE, for the purposes recited above, the Declarant does hereby declare and acknowledge that the Declaration is hereby amended as follows:

1. The foregoing recitals are incorporated herein as an accurate statement of the facts underlying this First Amendment.
2. Article 7 of the Declaration shall be amended as follows:

Section 7.08 **Prohibited Actions**. Subsequent to the termination of the Declarant Control Period as provided in Section 6.03 hereof, neither the Association nor the Owner shall grant, permit, allow, or undertake any action, activity, or variance on the uses of any unit, the Common Elements, Limited Common Elements, or the Property which would cause a default or

violation of any term or condition of any development plan, development agreement, or condition to development approval of the Property between the Declarant and the Town of Silverthorne, Colorado, or any governmental agency.

This Section 7.08 shall be subject to Section 18.03(a) and may not be amended without the Declarant's prior written consent.

3. Remaining Provisions. All provisions of the Declaration not in conflict with this First Amendment shall remain in full force and effect.

4. Recordation. This First Amendment shall be recorded in the real property records of Summit County, Colorado, against all property within the Declaration.

DECLARANT:

BLUE SHORES, LLC, a Colorado limited liability company

By: Blue Investments, LLC, a Colorado limited liability company, its Manager

By: 


Scott B. Russell, Manager/Member

STATE OF COLORADO)
) ss.
COUNTY OF Pitkin)

On this 28 day of October, 2020, before me, personally appeared Scott B. Russell, who acknowledged himself to be the Member/Manager of Blue Investments, LLC, a Colorado limited liability company, as the Manager of Blue Shores, LLC, a Colorado limited liability company

Witness my hand and official seal.

[SEAL]



Notary Public

My commission expires: 7/1/2024

LI ZHAO
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204022893
My Commission Expires 7/1/2024