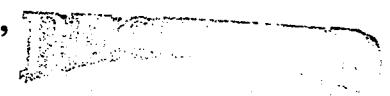


**FIRST AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS,  
EASEMENTS AND RESTRICTIONS  
UNIT NUMBER ONE, TWO, THREE AND FOUR  
STEAMBOAT LAKES SUBDIVISION**

  
NOV 30 2001  
KLAUZER & TREMAINE

THIS DECLARATION is made this 18<sup>th</sup> day of November, 1971, by Steamboat Lakes Development Co., a Colorado Corporation, hereinafter referred to as the "Developer," and as amended and restated by majority vote of the members of the Steamboat Lake Association, Inc., effective the 18<sup>th</sup> day of November 2001.

WITNESSETH;

WHEREAS, the Developer is the owner of all of the lands contained in the area known as the "Steamboat Lakes Subdivision, Unit Numbers One, Two, Three and Four," being a Subdivision of Routt County, Colorado, as shown and described on the plats thereof recorded under \_\_\_\_\_ in the Office of the Recorder of Deeds for the County of Routt, State of Colorado; and

WHEREAS, Developer is about to sell and convey lots situated within said Steamboat Lakes Subdivision, Unit Numbers One, Two, Three and Four hereinafter referred to as the "Development" and before doing so, desires to subject and impose upon the Development mutual and beneficial restrictions, covenants, conditions, easements, liens and charges, hereinafter referred to as the "Restrictions" for the benefit and complement of all of the lots in the Development and the future owners thereof.

NOW, THEREFORE, the Developer declares that the real property located within the Development shall be held, conveyed, hypothecated or encumbered, leased, rented, used occupied and improved, subject to the following Restrictions, all of which are declared and agreed to be in

furtherance of a common plan for improvement of the Development, established by the Developer for the purpose of enhancing and protecting the value, desirability and attractiveness of the Development as a whole and of each lot and parcel situated therein. All of these Restrictions shall run with the land and shall be binding upon the Developer and upon all parties having or acquiring any right, title or interest in and to the real property or any part or parts thereof. (Such persons being sometimes hereinafter referred to as "Owners.") The Developer specifically reserves unto itself the right and privilege, prior to the sale by it of the particular lot or tract of land concerned therewith, to designate any such lot or tract of land within the development as being commercial in character; and, where necessary, to apply to the necessary governmental body for such commercial classification or zoning.

1. Green Belt Preservation.

The use of the following described land shall be restricted to green belt area for the enjoyment and protection of all the owners of record of this subdivision; which use may not be changed without the review and approval of the then members of the Routt County Board of Commissioners. Said consent shall be given in accordance with the rules and procedures adopted by said county. Said green belt areas are described as:

- A. Lot Number 132, Unit No. 1, Recorded as Reception Number 229086, October 7, 1971.
- B. Parcel A, B, and C, Unit No. 2
- C. Parcel A, B, C and D, Unit No. 3.
- D. Parcel A, B and F and Lot C, D and E, Unit 4

2. Residential Character of the Development.

- A. In General. Every numbered lot in the Steamboat Lakes Development, Unit Number One, Two, Three and Four, unless it is otherwise designated by the developer, is a residential lot

