

**AMENDMENT
TO
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
RIVER RIM SUBDIVISION**

THIS AMENDMENT, modifies the Declaration of Covenants, Conditions and Restrictions for River Rim Subdivision bearing Reception Number 453402 in the office of the Gunnison County Clerk and Recorder (“Declaration”).

Paragraph 5.2 of the Declaration is modified to read as follows:

5.2 **Residential Use.** Each Lot will be limited to residential use and no improvement inconsistent with such limited use shall be erected, and placed within such Lot, either temporarily or permanently. Each Lot may contain one residential building and an attached or detached ancillary living unit. The principal residential building shall contain a garage of at least 500 square feet and the ancillary living unit shall contain a garage of at least 300 square feet. The ancillary living unit, which shall not exceed 50% of the principal residence size, shall contain at least 600 square feet and no more than 1,400 square feet, including the garage. The ancillary living unit, which shall be constructed simultaneously with or after the principal residence, shall be in the same architectural style as the principal residence, including materials and colors.

CERTIFICATION

In accordance with paragraph 10.9 of the Declaration, Kerry Young, Secretary of River Rim Homeowners Association, Inc., a Colorado nonprofit corporation, hereby certifies that two-thirds, or more, of the Owners of River Rim Subdivision Lots voted affirmatively to approve the foregoing Amendment at a meeting of Lot Owners held pursuant to proper notice on the ____ day of _____, 2023.

Kerry Young, Secretary

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing Certification was acknowledged before me this _____ day of _____, 2023 by Kerry Young as Secretary of River Rim Homeowners Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires.

Notary Public