



**THIRD AMENDMENT TO THE DECLARATION OF
PROTECTIVE COVENANTS FOR
PRISTINE POINT AT CRESTED BUTTE**

This Third Amendment to the Declaration of Protective Covenants for Pristine Point at Crested Butte ("Third Amendment") is made and adopted as of September 15, 2017 2016 by the undersigned, Pristine Point Owner's Association, Inc., a Colorado nonprofit corporation ("PPOA"), the home owners association for Pristine Point at Crested Butte.

1. FACTS AND PURPOSES.

1.1. Pristine Point at Crested Butte was platted according to the Plat of Pristine Point at Crested Butte recorded October 8, 1997 in the offices of the Clerk and Recorder of County of Gunnison, State of Colorado at Reception No. 478904 (the "Pristine Point").

1.2. The Declaration of Protective Covenants for Pristine Point at Crested Butte was recorded October 8, 1997 at Reception No. 478905 ("Declaration").

1.3. An Amendment to the Declaration was recorded June 23, 1998 at Reception No. 484514 in the offices of the Clerk and Recorder of Gunnison County, State of Colorado ("First Amendment").

1.4. A second Amendment to the Declaration was recorded April 11, 2007 at Reception No. 574346 in the offices of the Clerk and Recorder of Gunnison County, State of Colorado ("Second Amendment").

1.5. Pursuant to Section 13.2 of the Declaration, any provision contained in the Declaration may be amended or repealed, or additional provisions may be added to this Declaration upon the approval by a majority of the owners as shown in the records in the office of the Clerk and Recorder of Gunnison County, State of Colorado and Gunnison County and Gunnison County.

1.6. Accordingly, a majority of the members of the PPOA and Gunnison County have agreed to amend the Declaration as follows:

2. AMENDMENT. Section 7.3 is hereby amended as follows:

7.3 **Road and Driveway Maintenance.** The Association shall maintain and repair all private roads within the Property, including snow removal and snow storage, until Gunnison County accepts such roads for snow plowing and maintenance. The Association shall provide snow removal for all shared driveways within the Property. Lot Owners shall be responsible for snow removal, independent from the Association, for the non-shared portion of driveways on their respective Lots. Lot Owners on shared driveways will be responsible for all other maintenance or improvement of shared driveways subject to the conditions described in Article 6 of the Easement Agreement approved by the Members of the Association on August 17th, 2004. Notwithstanding the foregoing, the Owner of Lot 18 shall be solely responsible for the cost and performance of maintenance, repair and snow removal on the road which extends from the South end of the cul-de-sac on Pristine Point Drive to Lot 18.



IN WITNESS WHEREOF, the undersigned have executed this Third Amendment to the Declaration of Protective Covenants for Pristine Point at Crested Butte

ASSOCIATION:

PRISTINE POINT OWNER'S ASSOCIATION, INC., a Colorado nonprofit corporation

By: Kurt M. Giesselman
Name: KURT M. GIESSELMAN
Title: President

By: Charles R. McGinnis
Name: CHARLES R. MCGINNIS
Title: Secretary

STATE OF COLORADO)
)ss.
County of Gunnison)

The foregoing was acknowledged before me on this the 15th day of September, 2017 by Kurt Giesselman as President and Charles McGinnis as Secretary of Pristine Point Owner's Association, Inc., a Colorado nonprofit corporation

Witness my hand and official seal.
My commission expires: July 16, 2019

Nicole J. Brockman
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154027830
MY COMMISSION EXPIRES July 16, 2019

[Signature]
Notary Public