



**FOURTH AMENDMENT TO  
DECLARATION OF PROTECTIVE COVENANTS  
FOR HIDDEN MINE RANCH OWNERS' ASSOCIATION, INC.**

THIS FOURTH AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR HIDDEN MINE RANCH OWNERS' ASSOCIATION, INC., a Colorado nonprofit corporation, is executed this 1st day of December, 2016 by the Hidden Mine Ranch Owners Association, Inc. (the "Association"), a Colorado non-profit corporation as follows:

1. FACTS AND PURPOSES.

1.1 The Declaration of Protective Covenants of Hidden Mine Ranch Owners Association, Inc., a Colorado nonprofit corporation, recorded October 29, 2007 as Reception No. 579839, and First Amendment recorded December 17, 2007 as Reception No. 581054, Second Amendment recorded February 7, 2008 as Reception No. 582057, and Third Amendment recorded March 17, 2010 as Reception No. 597483 ("Declaration").

1.2 The Declaration encumbers certain real property in Gunnison County, Colorado, more particularly described therein.

1.3 Pursuant to Section 2, Article 13 of the Declaration and C.R.S. 38-33.3-217, the Declaration may be altered, amended or changed by a the written consent of the Owners of sixty-seven percent (67%) of the Lots in the Property, evidenced by the recording of an appropriate instrument duly executed, acknowledged, and recorded in the records of Gunnison County, Colorado.

1.4 Accordingly, the members of the Association have agreed to amend **Article 10** of the Declaration to add a new section 10:

**Section 10. Borrowing Money and Pledge of Association Property.** The Association shall have the right, in accordance with the Association Documents, to borrow money for the purpose of improving, repairing and replacing the Common Area and Improvements, and with the consent of the majority of the Association Members including a majority of votes of Members other than the Declarant, to hypothecate and pledge any or all real or personal property owned by the Association for such purposes.



IN WITNESS WHEREOF, the undersigned certifies and affirms that the above amendment has been approved by the written consent of no less than sixty-six percent (66%) of the Owners of Lots in the Hidden Mine Ranch Subdivision, and that the undersigned is authorized to execute this FOURTH AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS effective date first above written.

HIDDEN MINE RANCH OWNERS ASSOCIATION, INC., a Colorado non-profit corporation

*[Handwritten Signature]*  
By: \_\_\_\_\_  
Russell V. Johnson, III  
President

STATE OF OKLAHOMA )  
County of OKLAHOMA ) ss.

The foregoing was acknowledged before me this 15<sup>th</sup> day of DECEMBER, 2016, by RUSSELL V. JOHNSON, III as President of Hidden Mine Ranch Owners Association, Inc., a Colorado non-profit corporation.

Witness my hand and official seal.

My commission expires: 01/13/18



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public