

**FIFTH AMENDMENT
TO THE
DECLARATION OF PROTECTIVE COVENANTS**

HIDDEN MINE RANCH

THIS FIFTH AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS for HIDDEN MINE RANCH shall be effective upon recordation and is made by **Hidden Mine Ranch Owners' Association, Inc., a Colorado nonprofit corporation** ("Association"). The Association hereby makes the following amendment to the Declaration of Protective Covenants for Hidden Mine Ranch recorded on October 29, 2007 at Reception No. 579839 in the office of the Gunnison County Clerk and Recorder, the First Amendment to the Declaration of Protective Covenants for Hidden Mine Ranch recorded on December 17, 2007 at Reception No. 581054 in the office of the Gunnison County Clerk and Recorder, the Second Amendment to the Declaration of Protective Covenants for Hidden Mine Ranch recorded on February 7, 2008 at Reception No. 582057, the Third Amendment to the Declaration of Protective Covenants recorded on March 17, 2010 at Reception No. 597483 in the office of the Gunnison County Clerk and Recorder, and the Fourth Amendment to the Declaration of Protective Covenants recorded on December 5, 2016 at Reception No. 643636 in the office of the Gunnison County Clerk and Recorder (the original Declaration along with the First, Second, Third, and Fourth Amendments thereto shall be referred to herein as the "Declaration"):

The Declaration is hereby amended by adding a Section 12 to Article 3 of the Declaration, as follows:

Section 12. Grazing. Grazing of livestock, including cattle and horses, may occur on all areas of the Hidden Mine Ranch Property that fall outside of the developed or improved Building Sites (i.e. building envelopes), which shall include all Open Spaces, Common Areas, and areas of the Lots that are not part of a developed or improved Building Site. Hidden Mine Ranch Owners' Association, Inc. is authorized to enter into grazing leases with third parties consistent with this Article 3, Section 12, Colorado law and the remainder of the Declaration, to permit grazing on all areas of the HMR Property, other than the developed or improved Building Sites. Notwithstanding the foregoing grazing allowance, Lot Owners may fence out grazing activities on the portions of their Lots lying east of the "Common Area Boundary," as identified on Sheet 3 of the Plat of Hidden Mine Ranch¹. Any fences shall be developed and constructed consistent with the Declaration, including but not limited to, Article 7, Section 14, as amended, and Article 3, Section 10, as amended. Grazing is expressly prohibited within any developed or improved Building Sites on each Lot.

*[END OF SUBSTANTIVE AMENDMENT –
SIGNATURE PAGE AND CERTIFICATION FOLLOWS]*

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Page 1 of 2
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¹ The Plat of Hidden Mine Ranch was recorded on October 29, 2007 at Reception No. 579840 in the Gunnison County, Colorado real property records. Sheet 2 of said Plat refers to the "Common Area Boundary" as the "Open Space Easement Boundary." The "Common Area Boundary" and "Open Space Easement Boundary" are one and the same thing.



Executed this 24th day of May, 2022.

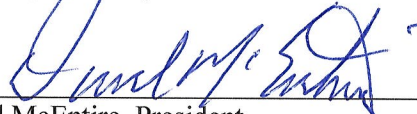
HIDDEN MINE RANCH OWNERS' ASSOCIATION, INC.,
a Colorado nonprofit corporation

By: 
David McEntire, President

CERTIFICATION

I, David McEntire, serve as the President of Hidden Mine Ranch Owners' Association, Inc., a Colorado nonprofit corporation, and hereby certify that pursuant to § 38-33.3-217, Colorado Revised Statutes and Article 13, Section 2 of the Declaration Protective Covenants for Hidden Mine Ranch, the owners/members of Hidden Mine Ranch Owners' Association, Inc. approved the foregoing Fourth Amendment to said Declaration of Protective Covenants of Hidden Mine Ranch and such Fourth Amendment was properly voted on and adopted.

HIDDEN MINE RANCH OWNERS' ASSOCIATION, INC.,
a Colorado nonprofit corporation

By: 
David McEntire, President

STATE OF Colorado)
) ss.
County of Douglas)

This Fourth Amendment to the Protective Covenants of Hidden Mine Ranch, and the Certification thereof, was signed and acknowledged before me on this 24 day of May, 2022, by David McEntire, as President of Hidden Mine Ranch Owners' Association, Inc., a Colorado nonprofit corporation.

My commission expires: 4/8/23
Witness my hand and official seal.

[SEAL]


Notary Public

