

Jenny Thomas
 Routt County Clerk and Recorder
 522 Lincoln Ave, Suite 21
 Steamboat Springs, CO 80487
 (970)870-5556

Transaction Receipt
 Print Date: 03/10/2026 12:35:14 PM
 Transaction #2201903
 Transaction Type: Recording
 Receipt #CF01039597
 Cashier: Sarah Hagenbuch
 Cashier Date: 03/10/2026 12:35:14 PM

Number of Documents Recorded: 1

Reception#867182 - Covenants - 14pg(s)	Recording Surcharge: \$3.00	
	Recording Fee: \$40.00	\$43.00
Total Fees		\$43.00
Payment Received: Check #421		\$43.00
Change		\$0.00

Presented by:

PINE RIDGE TOWNHOMES PROPERTY ASSOCIATION
 *
 *, CO *

Comment: 421

**SECOND AMENDMENT TO THE DECLARATION OF CONDITIONS, COVENANTS,
RESTRICTIONS, AND EASEMENTS FOR PINE RIDGE TOWNHOMES, A
COLORADO COMMON INTEREST COMMUNITY**

WHEREAS the Declaration of Conditions, Covenants, Restrictions and Easements for Pine Ridge Townhomes, a Colorado Common Interest Community was recorded April 30, 1996 in the Routt Count Records in book 659 at Page 1548, bearing Reception Number 462044 (the "Declaration"); and

WHEREAS, pursuant to Article 13, Paragraph 13.03 of the Declaration, this Second Amendment to the Declarations (the "Amendment") has been approved by more than 67 percent of the Owners of all the Units of Pine Ridge Townhomes; and

WHEREAS, pursuant to C.R.S. 38-33.3-217(b) First Lienors, representing more than 67% of all the first mortgagees, have consented to this Amendment to the Declaration;

NOW THEREFORE, Article 6, Paragraph 6.08 of the Declaration AND Article 13, Paragraph 13.05 are hereby amended as follows:

**ARTICLE 6
THE ASSOCIATION; ADMINISTRATION, MANAGEMENT AND VOTING**

6.08 Ratification of Budget by Members.

Within thirty (30) days after adoption by the Executive Board of any proposed budget for the Project, the Executive Board shall send by electronic email, a copy of the budget as adopted, or a summary thereof, to all Members at the email addresses of the Members determined under Section 13.05 below, and shall set a date for a meeting of Members, which may be the Annual Meeting of Members, to consider ratification of the budget, such meeting to be not less than ten (10) days nor more than sixty (60) days after sending by electronic email the copy or summary of the budget. Members may attend in person or by electronic video conference or telephonic communication method whereby the Member may be heard by the other Members of the Association and may hear the deliberations of the other Association Members on any matter properly brought before the Association.

Unless at that meeting Owners having a majority of the votes of all Members reject the budget, the budget is ratified, whether or not a quorum is present. In the event that the proposed budget is rejected by the affirmative voted of Owners having a majority of the votes of all members, the

periodic budget last ratified by the Members shall be continued until such time as the Members ratify a subsequent budget proposed by the Executive Board.

ARTICLE 13 GENERAL

13.05 Registration by Owner of Mailing Address.

Each Owner and each First Lienor shall register his mailing address with the Association as provided in its Articles or Bylaws, and shall register with the Association all changes in such mailing address, so that the Association will at all times have a current mailing address of all Owners and First Lienors. If an Owners or First Lienor fails to so register his mailing address, or if such registration occurred more than one year before a notice is given, then either the mailing address shown in the deed to such Owner or First Lienor as contained in the records of the Rout County Treasurer, shall also conclusively be deemed to be the mailing address of such Owner or First Lienor, respectively. Periodic statement for general assessments, notices of special assessments, notices of meetings, and other routine notices from the Association to an Owner shall be sent by regular mail, postage prepaid, addressed to the name of the Owner at the most current mailing address of such Owner in the records of the Association. Any Owner may give written notice to other Owners in the same manner. All other notices or demands intended to be served by the Association upon an Owner shall be sent by certified mail, postage prepaid, return receipt requested, addressed to the name of the Owner at his most current mailing address. All notices, demands or other notices intended to be served upon the Association shall be sent certified mail, postage prepaid, to the registered address of the registered agent of the Association. The Association or managing agent for the Association shall at all times keep and maintain up-to-date records of the names and addresses of all First Lienors of Units.

Each Owner shall also register their electronic email address with the Association and shall register with the Association all changes in such electronic email address so that the Association will at all times have a current electronic email address of all Owners. The Owners electronic email address can be used for notices of meetings, budgets and routine notices from the Association or Executive Board to an Owner as specified in this Declaration.

IN WITNESS WHEREOF, the undersigned Owners, being more than 67% of the recorded Owners, have duly executed this Second Amendment to the Declaration of Conditions, Covenants, Restrictions an Easements for Pine Ridge Townhomes, a Colorado Common Interest Community.

(Signatures continued on next pages)

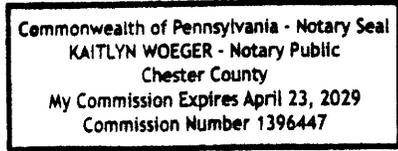
Unit (Lot) 1 T3KBLUEBLUFFS LLC

Timothy D. Rampe
By: ~~Kevin Parot~~ Timothy D. Rampe

STATE OF COLORADO)
)ss

COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 7th day
of January, 2026



WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: April 23, 2029

Kaitlyn Woeger
Notary Public

Address: 555 E Lancaster Ave. Suite 510
Radnor, PA 19087

Unit (Lot) 2 Joan S. Esterson Declaration of Trust

By: Joan S. Esterson, Trustee
Joan S. Esterson, Trustee

Dated: 1/11/26

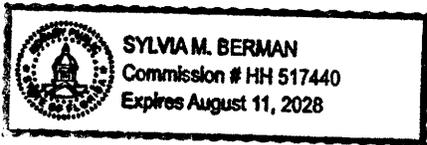
STATE OF FLORIDA)
)ss

COUNTY OF Broward)

The foregoing instrument was acknowledged before me this 11th day
of January, 2026

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: August 11, 2028 Sylvia M. Berman
Notary Public



Address: 3349 Hollywood Oaks Dr
Fort Lauderdale, FL 33312

Unit (Lot) 3 Monica Fenton

Monica Fenton
By: Monica Fenton

Dated: 01-26-2026

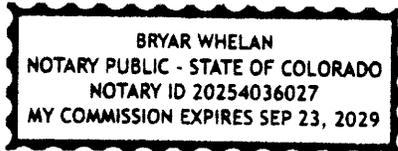
STATE OF COLORADO)
)ss
COUNTY OF ROUTT)

The foregoing instrument was acknowledged before me this 26 day
of January, 2026

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 9-23-2029

Bryar Whelan
Notary Public



Address: 320 S Lincoln Ave

Steamboat Springs Co 80487

Unit (Lot) 4 Lewis / Herr Family Trust

Frederick W. Lewis

By: Frederick W. Lewis

STATE OF COLORADO)
)ss

COUNTY OF ARAPAHOE)

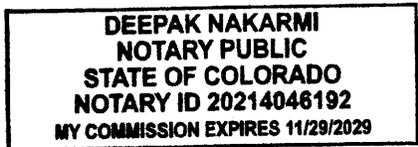
The foregoing instrument was acknowledged before me this 21st day
of Jan, 2026

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 11/29/2029

DN

Notary Public



Address: 5910 S. University Blvd ste-cg
Greenwood Uq, 80121

Unit (Lot) 5 Eric B. Schmierer & Elizabeth G. Schmierer

Eric B. Schmierer
By: Eric B. Schmierer

Dated: 1/20/2026

Elizabeth G. Schmierer
By: Elizabeth G. Schmierer

Dated: 1/20/2026

STATE OF COLORADO)
)ss
COUNTY OF ROUTT)

The foregoing instrument was acknowledged before me this 20th day
of January, 2026

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 2.4.2029

Joni Strickland
Notary Public

**JONI STRICKLAND
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974001048
MY COMMISSION EXPIRES 02/04/2029**

Address: 1901 Pine Grove Rd 101

Steamboat Springs CO 80487

Unit (Lot) 6 ATK, LLC

[Signature]
By: Trent Keller, Mgr.

Dated: 1-12-26

STATE OF WYOMING)
)ss

COUNTY OF Laramie)

The foregoing instrument was acknowledged before me this 12th day
of JANUARY, 2026

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 12/09/2029

[Signature]
Notary Public



Address: 7412 HAWTHORNE DR.
CHEYENNE, WY 82009

Unit (Lot) 7 Ronald P. Miles & Lynn Shattock-Miles

Ronald P. Miles
By: Ronald P. Miles

Dated: 1/13/26

Lynn Shattock-Miles
By: Lynn Shattock-Miles

Dated: 1/13/26

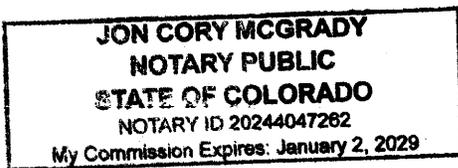
STATE OF COLORADO)
)ss
COUNTY OF ROUTT)

The foregoing instrument was acknowledged before me this 13th day
of January, 2026

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 1/2/29

Jon L. McGrady
Notary Public



Address: 1815 Central Park Dr
Ste 110 Steamboat Springs, CO 80487

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Steamboat Pilot & Today, that the same weekly newspaper printed, in whole or in part and published in the County of Routt, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Routt for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 2 insertions; and that the first publication of said notice was in the issue of said newspaper dated 19 Dec 2025, 26 Dec 2025 in the issue of said newspaper.

That said newspaper was regularly issued and circulated on those dates.

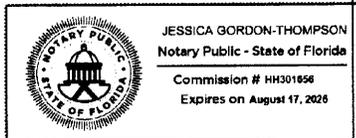
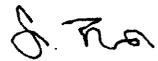
PUBLICATION DATES:

Dec. 19, 2025

Dec. 26, 2025

Total cost for publication: 69.08*Anjana Bhadoriya*

(Signed) _____

**VERIFICATION**State of Florida
County of OrangeSubscribed in my presence and sworn to before me on this: **12/26/2025**_____
Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PROPOSED SECOND AMENDMENT
TO THE DECLARATION OF CONDITIONS,
COVENANTS, RESTRICTIONS, AND
EASEMENTS FOR PINE RIDGE TOWNHOMES,
ROUTT COUNTY, COLORADO**

Please be advised that, pursuant to C.R.S. 38-33.3-217, notice is hereby given that a copy of the proposed Second Amendment to the Declaration of Pine Ridge Townhomes, which permits email notification to Owners of budget ratification meetings and requires Owners to provide their email address to the Association as well as their mailing address is available from Pine Ridge Townhomes Executive Board Member Trent Keller, 8508 Yellowstone Road, Cheyenne, Wyoming 82009. A first mortgagee that does not deliver a negative response to the Pine Ridge Townhomes Property Owners Association, c/o Trent Keller, 8508 Yellowstone Road, Cheyenne, WY 82009 within 60 days of the date of this notice shall be deemed to have approved the proposed amendment.

Dated: December 17, 2025

Trent Keller
Executive Board Member
Pine Ridge Townhomes Property Owners
Association

**PUBLISHED IN THE STEAMBOAT PILOT &
TODAY ON FRIDAY, DECEMBER 19, 2025 AND
FRIDAY, DECEMBER 20, 2025.**



**SECOND AMENDMENT TO THE DECLARATION OF CONDITIONS, COVENANTS,
RESTRICTIONS, AND EASEMENTS FOR PINE RIDGE TOWNHOMES, A
COLORADO COMMON INTEREST COMMUNITY**

WHEREAS the Declaration of Conditions, Covenants, Restrictions and Easements for Pine Ridge Townhomes, a Colorado Common Interest Community was recorded April 30, 1996 in the Routt Count Records in book 659 at Page 1548, bearing Reception Number 462044 (the "Declaration"); and

WHEREAS, pursuant to Article 13, Paragraph 13.03 of the Declaration, this Second Amendment to the Declarations (the "Amendment") has been approved by more than 67 percent of the Owners of all the Units of Pine Ridge Townhomes; and

WHEREAS, pursuant to C.R.S. 38-33.3-217(b) First Lienors, representing more than 67% of all the first mortgagees, have consented to this Amendment to the Declaration;

NOW THEREFORE, Article 6, Paragraph 6.08 of the Declaration AND Article 13, Paragraph 13.05 are hereby amended as follows:

**ARTICLE 6
THE ASSOCIATION; ADMINISTRATION, MANAGEMENT AND VOTING**

6.08 Ratification of Budget by Members.

Within thirty (30) days after adoption by the Executive Board of any proposed budget for the Project, the Executive Board shall send by electronic email, a copy of the budget as adopted, or a summary thereof, to all Members at the email addresses of the Members determined under Section 13.05 below, and shall set a date for a meeting of Members, which may be the Annual Meeting of Members, to consider ratification of the budget, such meeting to be not less than ten (10) days nor more than sixty (60) days after sending by electronic email the copy or summary of the budget. Members may attend in person or by electronic video conference or telephonic communication method whereby the Member may be heard by the other Members of the Association and may hear the deliberations of the other Association Members on any matter properly brought before the Association.

Unless at that meeting Owners having a majority of the votes of all Members reject the budget, the budget is ratified, whether or not a quorum is present. In the event that the proposed budget is rejected by the affirmative voted of Owners having a majority of the votes of all members, the

periodic budget last ratified by the Members shall be continued until such time as the Members ratify a subsequent budget proposed by the Executive Board.

ARTICLE 13 GENERAL

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Each Owner shall also register their electronic email address with the Association and shall register with the Association all changes in such electronic email address so that the Association will at all times have a current electronic email address of all Owners. The Owners electronic email address can be used for notices of meetings, budgets and routine notices from the Association or Executive Board to an Owner as specified in this Declaration.

IN WITNESS WHEREOF, the undersigned Owners, being more than 67% of the recorded Owners, have duly executed this Second Amendment to the Declaration of Conditions, Covenants, Restrictions an Easements for Pine Ridge Townhomes, a Colorado Common Interest Community.

(Signatures continued on next pages)

I certify that there was circulated to all record owners of title of Pine Ridge Townhomes, the above proposed Amendment and that seven (7) out of seven (7) owners, constituting 100 % of the owners of units then subject to this Declaration agreed with the Amendment as evidenced by their signatures thereto. Additionally, the Amendment was approved by more than 67% of all of the first mortgagees pursuant to C.R.S. 38-33.3-217(b) insofar as a certified mailing of the proposed Amendment was sent to all first mortgagees at least sixty (60) days prior to recording and the proposed Amendment was published in the Steamboat Pilot & Today on December 19, 2025 and December 26, 2025 and no objections were received.

Ronald P. Miles
By: Ronald P. Miles, President

Dated: 3/5/26

STATE OF COLORADO)
)ss
COUNTY OF ROUTT)

The foregoing instrument was acknowledged before me this 5th day
of March, 2026

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 1/2/29

Jon L. M
Notary Public

JON CORY MCGRADY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244047262
My Commission Expires: January 2, 2029

Address: 1815 Central Park Dr Ste 110
Steamboat Springs, CO 80487