



First Amendment to the Declaration of Protective Covenants  
for Vista Business Center

Recitals

Whereas, the Declaration for Protective Covenants for Vista Business Center (“Declaration”) was recorded April 22, 2016, in the real property records of Gunnison County as Reception No. 639022; and

Whereas, Section 13.4 of the Declaration provides that the Declaration may be amended by vote or agreement of Owners to which at least sixty-seven percent (67%) of the votes in the Association are allocated, provided that the amendment is also approved by the Board of County Commissioners and placed of record in the office of the Clerk and Recorder of the County of Gunnison, Colorado; and

Whereas, the Colorado Common Interest Ownership Act (the “Act”) provides that this amendment must be indexed in the grantee's index in the name of the common interest community and the association and in the grantor's index in the name of each person executing the amendment; and

Whereas, the Act provides that amendments required to be recorded by the association shall be prepared, executed, recorded, and certified on behalf of the association by any officer of the association designated for that purpose or, in the absence of designation, by the president of the association; and

Whereas, the undersigned owners desire and agree to amend the Declaration in accordance with this First Amendment; and

Whereas, the undersigned owners hold 100% of the votes in the Association.

Amendment

Now, therefore, the Declaration is amended as follows:

Section 5.6.1 shall read in its entirety: All buildings shall have unobtrusive, primarily muted earth tone colors and materials that blend, rather than compete with the surrounding natural terrain and environment. Native stone, board and batten, lap siding, plank and chink, log and rusted metal, and non-reflective metal are preferred exterior materials. Transparent polycarbonates or similar material for use with green houses are acceptable. No exterior walls shall consist of T-111 or any similar material, composition shingles, reflective metal, vinyl, or unfinished block. Exterior treatments shall avoid monotonous or overbearing visual impacts.

Section 5.6.3 shall read in its entirety: Roof material and design shall be approved by the ARB in accordance with the design guidelines. No brightly colored reflective roofs are



allowed. Subdued earth tones are preferred. For fire protection purposes, roof materials shall be made of noncombustible "class A" materials, and pitched roofs are encouraged.

This amendment shall be indexed as follows:

Grantee's index:


Vista Business Center  
VBC Owners Association

Grantor's index:

VBC Owners Association  
Link, LLC  
Curtiss - Krill LLC  
Board of County Commissioners of Gunnison County, Colorado.

Certification by the Association:

VBC Owners Association, a Colorado non-profit corporation

By:   
Hal Hearne, President


STATE OF COLORADO    )  
  )  
COUNTY OF GUNNISON    )

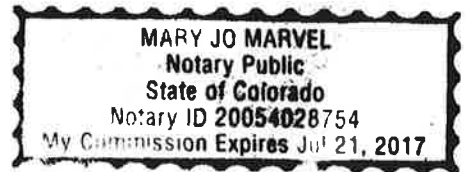
The foregoing instrument was acknowledged before me this 17 day of February, 2017, by Hal Hearne, President of VBC Owners Association, a Colorado non-profit corporation. Witness my hand and official seal. My commission expires: 7/21/2017



Approval of the Owners:

Link, LLC, a Colorado limited liability company

By:   
Hal Hearne, President



STATE OF COLORADO )  
 )  
COUNTY OF GUNNISON )



The foregoing instrument was acknowledged before me this 17 day of February, 2017, by Hal Hearne, President of Link, LLC, a Colorado limited liability company. Witness my hand and official seal. My commission expires: 7/21/2017.

Mary Jo Marvel  
Notary Public



Curtiss - Krill LLC, a Colorado limited liability company

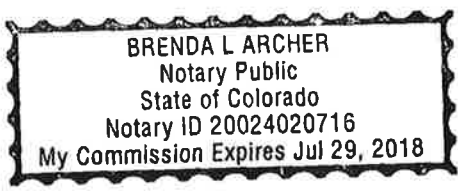
By: Steven Curtiss  
Steven Curtiss, Manager/Member

By: Gaynelle Curtiss  
Gaynelle Curtiss, Manager/Member

STATE OF COLORADO )  
 )  
COUNTY OF GUNNISON )

The foregoing instrument was acknowledged before me this 16 day of February, 2017, by Steven Curtiss and Gaynelle Curtiss, as Managers / Members of Curtiss - Krill LLC, a Colorado limited liability company. Witness my hand and official seal. My commission expires: 7/29/2018.

Brenda L Archer  
Notary Public



Approval of the Board of County Commissioners:

The foregoing First Amendment to the Declaration of Protective Covenants for Vista Business Center was approved by the Board of County Commissioners of Gunnison County, Colorado, on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Phil Chamberland  
Phil Chamberland,  
Chairperson

John Messner  
John Messner,  
Commissioner

Jonathan Houck  
Jonathan Houck,  
Commissioner

Attest: Jean M. Bare, Deputy



Gunnison County Clerk & Recorder

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