

**FIRST SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS OF RIVER WALK SUBDIVISION**

THIS FIRST SUPPLEMENTAL DECLARATION, effective this 12TH day of MAY, 2021, is made and entered into by 3125 D Road, LLC (“Declarant”).

RECITALS

A. By that certain Declaration of Covenants, Conditions, and Restrictions of River Walk Subdivision, recorded on November 22, 2019 at Reception No. 2904008 in the Office of the Clerk and Recorder of Mesa County, Colorado (the “Declaration”), Declarant created a common interest community, as defined by Colorado law, known as River Walk Subdivision Filing One (the “Community”). Capitalized terms herein shall have the same meaning as such terms in the Declaration unless otherwise stated.

B. Pursuant to Article 10 of the Declaration, Declarant reserved the right to expand the Community on all or any part of Lot 99, as shown and depicted on the Plat recorded on November 22, 2019 at Reception No. 2904007 in the Office of the Clerk and Recorder of Mesa County, Colorado (“Lot 99”).

C. Declarant desires by this First Supplemental Declaration to add to the Community Tract C and a portion of Lot 99, consisting of twelve (12) additional Lots, to amend the Declaration accordingly, and to reallocate the votes in the Association pursuant to Section 1.3.2 and the fraction or percentage of the common expenses of the Association provided by Section 1.3.1 (collectively, the “Allocated Interests”) accordingly.

D. Declarant further desires by this First Supplemental Declaration to remove from the Community those portions of Lot 99, River Walk Subdivision Filing One which have been or will be dedicated to the City of Grand Junction as a right-of-way in the River Walk Subdivision Filing Two Plat.

SUPPLEMENTAL DECLARATION

NOW, THEREFORE, for the purposes set forth in the Declaration, Declarant, for itself and its successors and assigns, hereby declares as follows:

1. The real property described on Exhibit A attached hereto and made a part hereof by this reference is hereby added to and made a part of the Community. The property added by this First Supplemental Declaration is referred to as “River Walk Subdivision Filing Two.”

2. Those portions of Lot 99, River Walk Subdivision Filing One which have been dedicated to the City of Grand Junction as a right-of-way in the River Walk Subdivision

Filing Two Plat, which has been or will be recorded in the records of the Mesa County Clerk and Recorder, are hereby removed from the Community.

3. The definitions contained in the Declaration are hereby amended by the addition of River Walk Subdivision Filing Two, and all of the lands within it are hereby made expressly subject to the Declaration and all covenants, conditions, restrictions, limitations, assessments, charges, servitudes, liens, reservations, exceptions, easements, privileges, rights, and other provisions set forth therein, as modified below.

4. The Allocated Interests of all Lots in the Community are hereby reallocated as provided in Section 1.3.2, regarding votes in the Association, and 1.3.1, regarding common expenses. For the avoidance of doubt, the Lots in River Walk Subdivision Filing Two shall each be allocated one (1) vote in the Association and all of the Lots in the Community, including the Lots in River Walk Subdivision Filing Two, shall be allocated an equal share of the common expenses.

5. Declarant specifically reserves all development and related rights as reserved in the Declaration with respect to all those remaining portions of Lot 99 not added to the Community by this First Supplemental Declaration.

6. The recorded easements and licenses appurtenant to or included in River Walk Subdivision Filing Two are set forth on Exhibit B attached hereto and made a part hereof by this reference.

IN WITNESS WHEREOF, Declarant has executed this First Supplemental Declaration the day and year first above written.

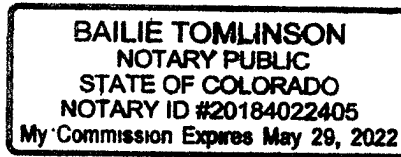
DECLARANT

3125 D Road, LLC, a Colorado limited liability company

By: Michael Gehrett
Michael Gehrett, Member

By: Dustin Gehrett
Dustin Gehrett, Member

STATE OF COLORADO)
) ss.
COUNTY OF MESA)



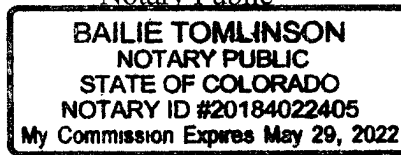
The foregoing instrument was acknowledged before me this 12th day of May, 2021, by Michael Gehrett, Member of 3125 D Road, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: May 29, 2022

Bailie Tomlinson
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF MESA)



The foregoing instrument was acknowledged before me this 12th day of May, 2021, by Dustin Gehrett, Member of 3125 D Road, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: May 29, 2022

Bailie Tomlinson
Notary Public

EXHIBIT A

**LEGAL DESCRIPTION OF PROPERTY ANNEXED TO SUBDIVISION BY FIRST
SUPPLEMENTAL DECLARATION**

All that real property described and depicted on that certain subdivision plat of River Walk Subdivision Filing Two recorded or to be recorded in the Office of the Clerk and Recorder of Mesa County, Colorado, including, without limitation:

Tract C, and
Lots 13-17 and 35-41, inclusive,
River Walk Subdivision Filing Two

City of Grand Junction, Mesa County, Colorado.

EXHIBIT B

RECORDED EASEMENTS AND LICENSES

All easements, rights-of-way, and licenses dedicated, shown or referred to on the final plat of River Walk Subdivision Filing Two recorded or to be recorded in the Office of the Clerk and Recorder of Mesa County, Colorado.