

SPRUCE VALLEY RANCH FOUNDATION  
FIRST AMENDMENT TO  
THE RANCH RULES

November 6, 1990

NOV 9 12 05 PM '90  
COLLEEN RICHMOND  
SUMMIT COUNTY  
CLERK AND RECORDER

395601

The following paragraph 15. will be added to the Ranch Rules adopted November 9, 1977.

The following rules and regulations pertain to all who own property, work, live upon or visit the Ranch, and such rules will be used to insure the natural beauty and safety of the Ranch. Security personnel have complete authority to enforce these rules and regulations and to evict violators.

These Ranch Rules are a supplement to, not a substitution for, the Restrictive Covenants, Article IX of Declaration of Covenants, Conditions and Restrictions for the Spruce Valley Ranch, dated September 22, 1977.

15. In order to preserve the character of the Ranch as a deluxe private mountain residential subdivision of the highest possible quality, rental of sites for commercial or business purposes is prohibited pursuant to Section 9.6 of the Declaration of Covenants, Conditions and Restrictions for the Spruce Valley Ranch dated September 22, 1977 and recorded October 12, 1977 in the office of the Clerk and Recorder of Summit County, Colorado at Reception No. 169113. "Rental" is defined as any leasing, licensing or other periodic occupancy of a Site to a non-Owner for consideration. The factors to be considered by the Foundation in evaluating whether the rental of a Site is for a commercial or business purpose shall include, but shall not be limited to: the number of proposed occupants; the relationship between the Owner and the proposed occupant; the potential adverse impact to other residents of the Ranch resulting from such rental activity, such as increased traffic, noise, damage to common areas, annoyance, inconvenience, or an increase in the number of vehicles parked at the Site; the expected change(s) in the appearance of the Site such that the Site does not look from the outside to be a private residence; the use of a property management company to obtain renters; whether the proposed renter desires to use the recreational facilities on the Common Area of the Ranch; and the adequacy of water and sewer systems for the proposed number of occupants.

No Owner shall rent his or her residence for other than commercial or business purposes unless and until such Owner has applied for and received a Rental Permit from the Foundation. Rental activities requiring a Rental Permit include, but are not limited to, the following: leasing, licensing, or other periodic occupancy of a Site for monetary or other consideration or occupancy of a Site by any one other than an Owner(s).