

**FIRST AMENDMENT TO:
 LOOKOUT RIDGE TOWNHOMES
 PHASE II**

LOCATED IN THE E 1/2 SECTION 7, T5S, R77W,
 6TH P.M. TOWN OF DILLON, SUMMIT COUNTY, COLORADO
 A PORTION OF A TRACT RECORDED AT RECEPTION NO. 517459
 AND ALL OF A TRACT RECORDED AT RECEPTION NO. 541964

PLANNING AND ZONING APPROVAL

THE PLAT OF: FIRST AMENDMENT TO LOOKOUT RIDGE TOWNHOMES, PHASE II, IS HEREBY APPROVED BY THE DILLON PLANNING AND ZONING COMMISSION ON THIS 11TH DAY OF JUNE, 2001.

TOWN OF DILLON PLANNING AND ZONING COMMISSION

BY: [Signature]
 CHAIRMAN

ATTEST: [Signature]
 SECRETARY

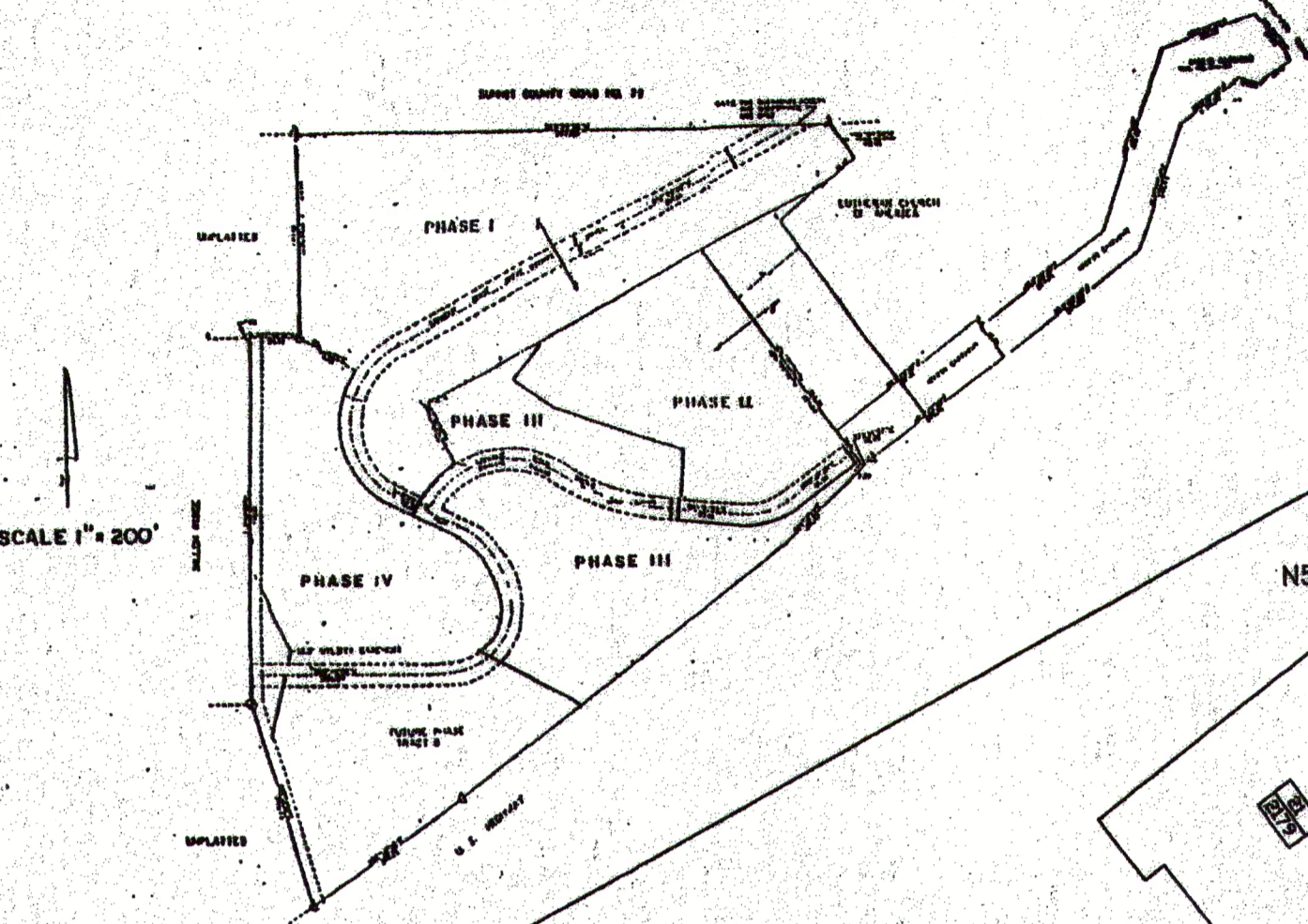
TITLE COMPANY'S CERTIFICATE

LAND TITLE GUARANTEE COMPANY, DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

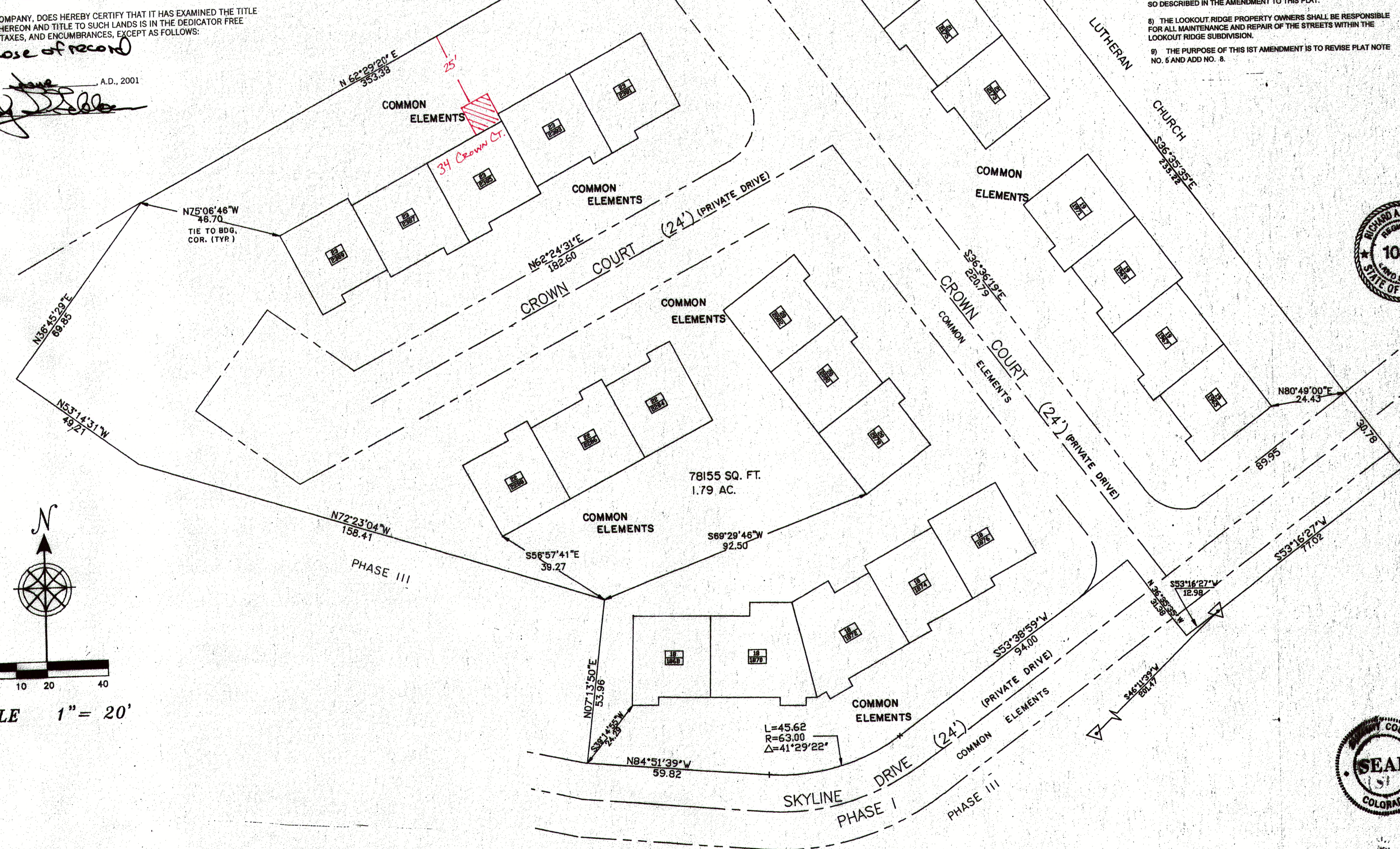
DATED THIS 27TH DAY OF June, A.D., 2001

BY: [Signature]
 AGENT

VICINITY MAP



**LOOKOUT RIDGE
 PHASE I**



- NOTES:**
- 1) PREPARATION DATE: APRIL 26, 2001.
 - 2) THE ACCESS ONTO COUNTY ROAD 79 SHALL BE FOR EMERGENCY VEHICLES ONLY. NORMAL DAILY TRAFFIC OR CONSTRUCTION TRAFFIC FROM THE DEVELOPMENT SHALL NOT GAIN ACCESS ONTO OR FROM COUNTY ROAD 79. THE ONLY EXCEPTION SHALL BE THE MAINTENANCE VEHICLE NEEDED TO REMOVE SNOW DURING THE WINTER SEASON.
 - 3) THE GATE SHALL BE OF THE TYPE THAT CAN ONLY BE OPENED WITH A KEY. A TOUCH PAD SYSTEM SHALL NOT BE USED.
 - 4) THE LOOKOUT RIDGE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND REPLACEMENT OF THE GATE. IF THE GATE IS REMOVED FOR WHATEVER REASON, SUMMIT COUNTY RETAINS THE RIGHT TO CLOSE OFF THIS ACCESS UNTIL THE GATE IS REPLACED.
 - 5) LOOKOUT RIDGE DRIVE AND SKYLINE DRIVE ARE PRIVATE DRIVES TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION TO PROVIDE INGRESS AND EGRESS TO HOME OWNERS AND INVITEES.
 - 6) THE AREAS SHOWN ON THIS PLAT AS "COMMON ELEMENTS" ARE OWNED BY THE LOOKOUT RIDGE TOWNHOMES ASSOCIATION, INC. AND ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LOOKOUT RIDGE TOWNHOMES RECORDED ON _____ IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER.
 - 7) THE AREAS DESCRIBED ON THIS PLAT AS "FUTURE PHASE", SHALL BE SUBJECT TO THE SPECIAL DECLARANT RIGHTS AUTHORIZED TO THE DECLARANT IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LOOKOUT RIDGE TOWNHOMES RECORDED ON _____ IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER. NONE OF THE PROPERTY DESCRIBED AS "FUTURE PHASE" SHALL BE A PART OF THE COMMON ELEMENTS UNTIL SO DESCRIBED IN THE AMENDMENT TO THIS PLAT.
 - 8) THE LOOKOUT RIDGE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND REPAIR OF THE STREETS WITHIN THE LOOKOUT RIDGE SUBDIVISION.
 - 9) THE PURPOSE OF THIS 1ST AMENDMENT IS TO REVISE PLAT NOTE NO. 5 AND ADD NO. 8.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LOOKOUT RIDGE HOMEOWNERS ASSOCIATION, INC., THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 541964 IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER; THENCE S63°16'27"W A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE N36°33'35"W ALONG THE WEST BOUNDARY LINE OF SAID PARCEL A DISTANCE OF 31.38 FEET TO AN ANGLE POINT ON THE BOUNDARY LINE OF LOOKOUT RIDGE TOWNHOMES PHASE I AS FILED FOR RECORD IN SAID OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER; THENCE ALONG THE BOUNDARY OF SAID PHASE I FOR THE FOLLOWING THREE COURSES:
 1) S63°36'59"W A DISTANCE OF 94.00 FEET;
 2) 46.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 41°29'22" AND A RADIUS OF 63.00 FEET;
 3) N84°51'39"W A DISTANCE OF 59.82 FEET;
 THENCE N07°19'50"E A DISTANCE OF 63.96 FEET; THENCE N72°23'04"W A DISTANCE OF 158.41 FEET; THENCE N83°14'31"W A DISTANCE OF 49.21 FEET; THENCE N30°45'29"E A DISTANCE OF 68.85 FEET TO A POINT ON SAID BOUNDARY OF LOOKOUT RIDGE TOWNHOMES PHASE I; THENCE N82°29'20"E ALONG SAID PHASE I BOUNDARY A DISTANCE OF 363.38 FEET; THENCE S83°16'27"W A DISTANCE OF 78.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 541964; THENCE S33°35'35"E A DISTANCE OF 266.00 FEET TO THE POINT OF BEGINNING, CONTAINING 78155 SQUARE FEET OR 1.79 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND UNDER NAME AND STYLE OF FIRST AMENDMENT TO LOOKOUT RIDGE TOWNHOMES PHASE II, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF DILLON, UTILITY EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC.

LOOKOUT RIDGE HOMEOWNERS ASSOCIATION, INC.
 BY: [Signature]
 WARREN M. DYKE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF COLORADO)
 COUNTY OF SUMMIT) SS.
 THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF June, 2001 A.D., BY WARREN M. DYKE AS PRESIDENT OF LOOKOUT RIDGE HOMEOWNERS ASSOCIATION, INC.
 WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
 JIMMY ANN THOMPSON
 CLERK PUBLIC
 MY COMMISSION EXPIRES: 5/22/05

REVISOR'S CERTIFICATE

RICHARD A. BACKLUND, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE PLAT AND SURVEY OF FIRST AMENDMENT TO LOOKOUT RIDGE TOWNHOMES, PHASE II, WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH THE PLAT AND SURVEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATE: June 8, 2001
[Signature]
 RICHARD A. BACKLUND, COLORADO L.S. NO. 10847
 NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

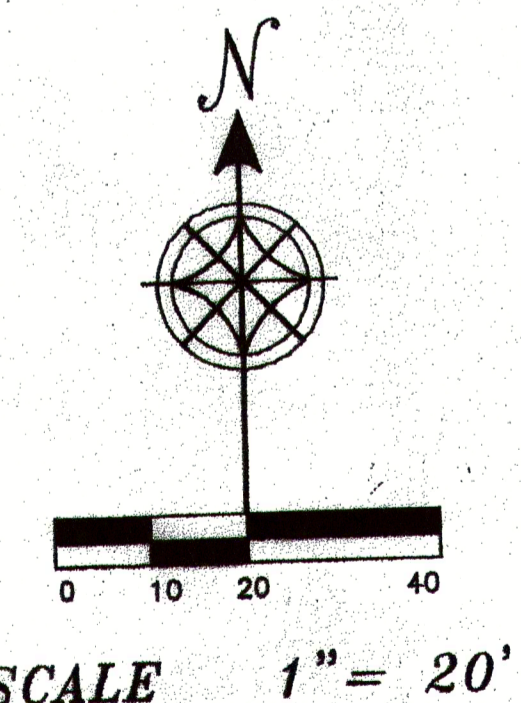
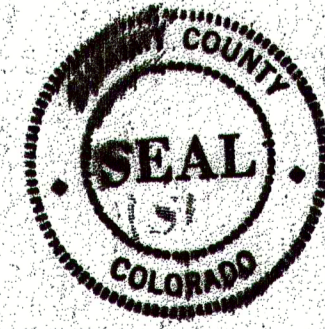
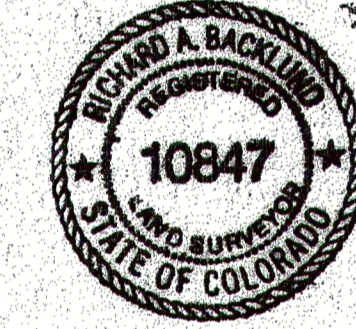
TOWN COUNCIL APPROVAL

THIS PLAT OF LOOKOUT RIDGE TOWNHOMES, PHASE II, IS HEREBY APPROVED BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO.
 DATED THIS 14TH DAY OF June, A.D. 2001
 TOWN COUNCIL, TOWN OF DILLON
 BY: [Signature]
 MAJOR
 ATTEST: [Signature]
 CLERK/DEPUTY

NOTE: THIS RESUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION AND TOWN COUNCIL OF THE TOWN OF DILLON FOR THE LIMITED PURPOSE OF FACILITATING THE TRANSFER OF OWNERSHIP OF THE RESULTING LOTS OR PARCELS, AND IS NOT TO BE CONSTRUED AS PERMITTING ANY USE OF THE RESULTING LOTS OR PARCELS, WHEN CONSIDERED AS A UNIT, WHICH COULD NOT HAVE BEEN MADE OF THE PREVIOUSLY EXISTING LOT OR PARCEL, JUST AS IF NO RESUBDIVISION THEREOF HAD OCCURRED. REFERENCE SHOULD BE MADE TO THE RESOLUTION OF THE TOWN COUNCIL APPROVING THE RESUBDIVISION PLAT (SUCH BEING RESOLUTION NO. _____ OF 19____) ON FILE IN THE OFFICES OF THE TOWN OF DILLON, AND ALL ORDINANCES, RESOLUTIONS AND REGULATIONS REFERENCED THEREIN FOR FURTHER EXPLANATION OF THE LIMITATIONS OF THESE APPROVALS.

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF SUMMIT, COLORADO, ON THIS 27 DAY OF June, 2001, A.D. AT 1:55 PM, AND DULY FILED FOR RECORD UNDER RECEPTION NO. 555932
[Signature]
 SUMMIT COUNTY CLERK AND RECORDER / DEPUTY



BACKLUND LAND SURVEYS
 P.O. BOX 614
 FRISCO, CO. 80443
 PHONE (970) 668-3730

Case B 159 A