

SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

This Supplemental Declaration of Covenants, Conditions and Restrictions is made this 27th day of May, 1985, by Game Trail Properties, Ltd., a limited partnership, hereinafter referred to as "Game Trail".

RECITAL:

A. Game Trail is a record owner of a certain real property located in Chaffee County, Colorado, known as Game Trail Subdivision, and more particularly described in the plats thereof recorded in the office of Chaffee County, Clerk and Recorder.

B. Game Trail has recorded a Declaration of Covenants, Conditions and Restrictions in Book 480 at page 468 (hereinafter referred to as "the Master Declaration"). In addition to the covenants and restrictions contained in the Master Declaration, Game Trail desires to subject Filing no. 3, Game Trail Subdivision (hereinafter "Filing No. 3") to certain additional covenants which relate more directly to the use of the property.

NOW, THEREFORE, Game Trail declares that the property within Filing no. 3, Game Trail Subdivision, as described in the plat thereof, shall be held, transferred, sold, conveyed, leased and occupied subject to the covenants, conditions, restrictions, easements, charges, liens and rights hereinafter set forth, all of which shall run with the land and inure to the benefit of and be binding upon the owners, their heirs, successors as assigned.

1. No building or structure shall be placed or allowed to remain on any residential tract other than:

a. One detached single family dwelling house and an attached or detached garage.

b. A barn or stable.

2. All residential tracts within the Filing No. 3 shall be designated as Ranch Properties and owners may keep up to three horses on each tract. No stallion or stud shall be brought onto the Game Trail Property. Owners are advised that the tracts are not represented as being capable of providing sufficient horse pasture. Accordingly, owners will supplement horses' feed to control grazing and to prevent overgrazing to the point that natural forage and vegetation is destroyed. Owners will keep their horses fenced or corralled and restricted to the owner's property except when being ridden or transported. In being ridden or transported, horses will be kept on roads and prescribed horse trails leading through the Filing No. 3. Owners agree to abide by the rules and regulations which Game Trail may from time to time establish pertaining to safety and protection of the rights of property owners.

3. Any fences constructed on road frontages must be of wood or stone construction and must be approved as provided in the Master Declaration. No wire fence will be placed in front of building setback. Fencing on all other boundaries must be new construction. Wire must be woven or barbless. If barbless, a minimum of four (4) strands must be used. Posts must be spaced on a maximum of one (1) rod. No fences shall be constructed on or across easements that would prohibit access

along such easement where the easement has been dedicated, unless Game Trail shall have given its specific approval of such fence.

IN WITNESS WHEREOF, this Declaration of Covenants, Conditions and Restrictions has been executed this 27th day of Sept, 1985.

GAME TRAIL PROPERTIES, LTD.
a Limited Partnership

BY: COLLEGIATE RANGE ASSOCIATES
a General Partnership
General Partner

BY: William T. Morris
William T. Morris, General Partner

BY: William T. Kelly, Jr.
William T. Kelly, Jr., General Partner