



**FIRST SUPPLEMENTAL
DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
PINE CREEK VILLAGE AT BRIARGATE
(Pine Creek Subdivision Filing Nos. 5, 6 and 8)**

THIS FIRST SUPPLEMENTAL DECLARATION is made this 19th day of January, 1999 by LP47, LLC, a Colorado limited liability company ("Declarant"), and amends and modifies the Declaration of Covenants, Conditions and Restrictions for Pine Creek Village at Briargate recorded November 12, 1998 under Reception No. 098165891, records of El Paso County, Colorado (the "Declaration").

Declarant owns that certain real property described on Exhibit A attached hereto ("Pine Creek Nos. 5, 6 and 8"). Pine Creek Nos. 5, 6 and 8 are within the "Additional Property," as defined in the Declaration.

Pursuant to the Declaration, Declarant has the right, power and authority to amend the Declaration as provided herein. The purpose of this First Supplemental Declaration is to extend the Declaration to Pine Creek Nos. 5, 6 and 8 and make Pine Creek Nos. 5, 6 and 8 subject to the provisions of the Declaration. Accordingly, Declarant hereby amends the Declaration as follows:

1. Addition of Pine Creek Nos. 5, 6 and 8.

Pursuant to Section 7.1 of the Declaration, Declarant hereby adds all of Pine Creek Nos. 5, 6 and 8 to the "Properties," as defined and described in the Declaration. All of the terms, conditions and provisions of the Declaration shall apply to and be binding upon Pine Creek Nos. 5, 6 and 8, and Pine Creek Nos. 5, 6 and 8 shall be subject to all of the terms, conditions and provisions of the Declaration.

2. First Supplemental Plat. Declarant hereby adopts and implements the First Supplemental Plat for Pine Creek Village at Briargate (Pine Creek Nos. 5, 6 and 8) attached hereto as Exhibit B (referred to herein as the "First Supplemental Plat") pursuant to its rights, power and authority set forth in the Declaration and in accordance

with the Colorado Common Interest Ownership Act. The First Supplemental Plat shows Pine Creek Nos. 5, 6 and 8 and modifies the Plat of Pine Creek Village at Briargate, which is part of and is attached to the Declaration as Exhibit D (the "Plat") and was recorded with the Declaration.


3. Units and Common Properties. Each of the platted lots identified as Lots 1 through 19, inclusive, in Pine Creek Subdivision Filing No. 5, Lots 1 through 33, inclusive, in Pine Creek Subdivision Filing No. 6 and Lots 1 through 20, inclusive in Pine Creek Subdivision Filing No. 8 on the First Supplemental Plat is a "Unit" for all purposes of the Declaration. Tract A, Tract B, Tract C, Tract D, Tract E and Tract F in Pine Creek Subdivision Filing No. 5, Tract A, Tract B, Tract C, Tract D, Tract E, Tract F and Tract G in Pine Creek Subdivision Filing No. 6 and Tract A, Tract B, Tract C, Tract D, Tract E, and Tract F in Pine Creek Subidivision Filing No. 8, all as shown on the First Supplemental Plat, are "Common Areas" for all purposes of the Declaration.

4. Definitions. Any capitalized phrase, term or word used in this First Supplemental Declaration or in the First Supplemental Plat that is not otherwise expressly defined in this First Supplemental Declaration or the First Supplemental Plat shall have the meaning set forth in Article 1 of the Declaration, unless the context requires otherwise.

IN WITNESS WHEREOF, the undersigned has signed this First Amendment this 19th day of January, 1999.

DECLARANT:

LP47, LLC, a Colorado limited liability company, doing business as La Plata Investments

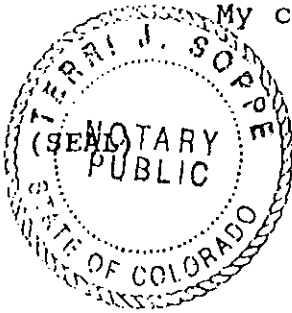
By 
Scott E. Smith, Manager

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 19th day of January, 1999 by Scott E. Smith as Manager of LP47, LLC, a Colorado limited liability company, doing business as La Plata Investments.

Witness my hand and official seal.

My commission expires: May 24, 1999

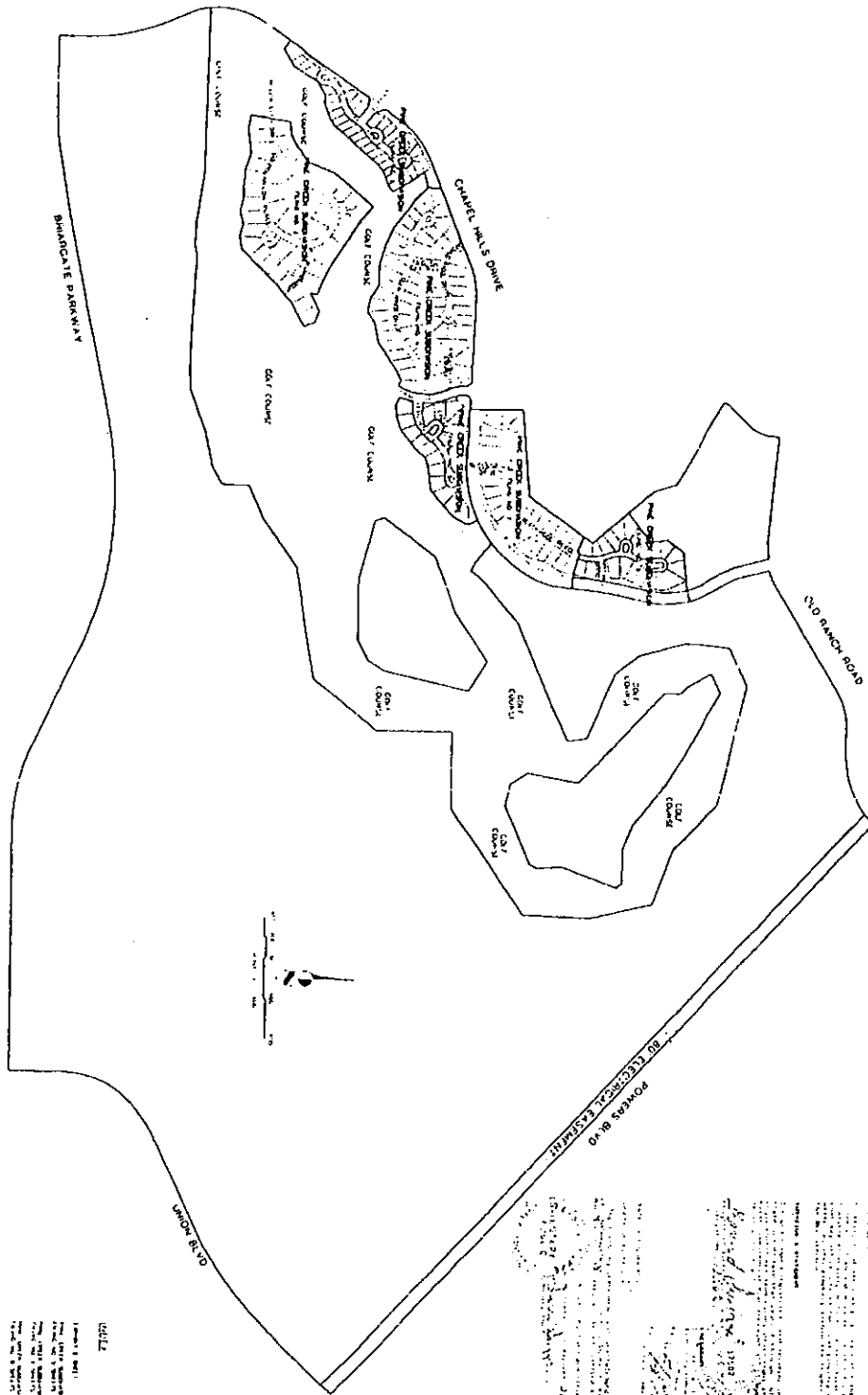


TERRI J. SOPPE
Notary Public

Exhibit A

Lots 1 through 19, inclusive, and Tract A, Tract B, Tract C, Tract D, Tract E and Tract F, all in Pine Creek Subdivision Filing No. 5; Lots 1 through 33, inclusive, and Tract A, Tract B, Tract C, Tract D, Tract E, Tract F and Tract G, all in Pine Creek Subdivision Filing No. 6; and Lots 1 through 20, inclusive, and Tract A, Tract B, Tract C, Tract D, Tract E, and Tract F, all in Pine Creek Subdivision Filing No. 8, all in the City of Colorado Springs, County of El Paso and State of Colorado.

EXHIBIT B" FIRST SUPPLEMENTAL
 PLAT OF
 PINE CREEK VILLAGE
 AT
 BRIARGATE



LEGEND

| | |
|------------|------------|
| 1" = 100' | 1" = 100' |
| 2" = 100' | 2" = 100' |
| 3" = 100' | 3" = 100' |
| 4" = 100' | 4" = 100' |
| 5" = 100' | 5" = 100' |
| 6" = 100' | 6" = 100' |
| 7" = 100' | 7" = 100' |
| 8" = 100' | 8" = 100' |
| 9" = 100' | 9" = 100' |
| 10" = 100' | 10" = 100' |

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| | |
|----------|------------------------------|
| DATE | 12/22/18 |
| SCALE | 1" = 400' |
| PROJECT | PINE CREEK VILLAGE |
| CLIENT | THE CHIMES ASSOCIATION, INC. |
| DESIGNER | JR Engineering, Ltd. |
| CHECKED | [Signature] |
| DATE | 12/22/18 |

JR Engineering, Ltd.
 4925 North 20th Street
 Colorado Springs, Colorado 80918
 (719) 593-1983 • Fax (719) 593-1984

48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS.
1-800-922-1987

[Small text, likely a disclaimer or contact information.]