

Book 325  
Pg 494  
307996

AGREEMENT PERTAINING TO DECLARATION OF PROTECTIVE COVENANTS OF RANCH RESORTS OF COLORADO SUBDIVISION, TELLER COUNTY, COLORADO

Reference Paragraphs 19, 21, and 24 of the Declarations of Protective Covenants of Ranch Resorts of Colorado subdivisions as recorded August 1, 1969, Reception No. 202366, Drawer 1, Card 1238 A and 1238 B ; October 13, 1970, Reception No. 207366, Drawer 3, Cards 1237 A & B, 1238 A & B, and 1239; November 22, 1971, Reception No. 213086, Drawer 6, Cards 205 A & B, 206 A & B, and 207, in the records of the Clerk and Recorder of Teller County, Colorado.

WHEREAS, the subdivider, Ranches of America, a Colorado limited partnership, has sold all lots within Ranch Resorts of Colorado, all subdivisions, and

WHEREAS, the Ranch Resorts Association, Inc., a Colorado non-profit corporation, composed of lot owners within Ranch Resorts of Colorado subdivision, has been organized and is actively functioning to provide government of recreational facilities and general surveillance over and improvement of said subdivision, and

WHEREAS, Paragraph 24 of said Declaration of Protective Covenants states that Ranches of America may assign any and all of its rights, powers, obligations and privileges under said covenants,

NOW THEREFORE, Ranches of America, in accordance with the provisions of said Paragraph 24 of said protective covenants, hereby assigns to the Ranch Resorts Association, Inc. all of its rights, powers, obligations, and privileges under said covenants, with the following stipulations and provisions:

1. Ranches of America hereby sells, transfers, conveys and assigns to the Ranch Resorts Association, Inc. Tract A, Ranch Resorts of Colorado Subdivision No. 2, to be evidenced by separate conveyance thereto.
2. The Ranch Resorts Association, Inc. may not further assign its rights, powers, obligations and privileges under said Paragraph 24 without the prior written consent of Ranches of America as long as Ranches of America remains in existence.
3. The Ranch Resorts Association, Inc. will make all performances and satisfy all obligations under the Protective Covenants of Ranch Resorts of Colorado which normally would be performed by Ranches of America, and further shall indemnify and hold harmless from any and all claims, suits, damages, settlements, attorney's fees and costs suffered and incurred by Ranches of America and its general partners by reason of any breach or default hereunder. The undersigned general partner of Ranches of America attests that he is not aware of any such claims, suits or pending actions.
4. The Ranch Resorts Association, Inc. will inform Ranches of America and send copies of any documents regarding actions to be taken which may affect Ranch Resorts of Colorado, and will do so prior to final action and recording of any such documents, as long as Ranches of America remains in existence.

IN WITNESS WHEREOF, and in agreement with the terms set forth above, the undersigned have hereunto subscribed this 31st day of December, A.D. 1982.

Attest:

RANCH RESORTS ASSOCIATION, INC., a Colorado non-profit corporation

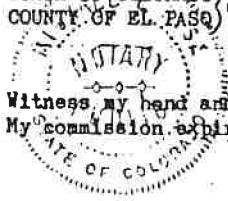
By: Virginia R. Kuhlmann  
Secretary

By: R. Burns Moore  
President

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss.

The foregoing instrument was acknowledged before me this 31st day of December, 1982, by R. Burns Moore, President, and Virginia R. Kuhlmann, Secretary of Ranch Resorts Association, Inc., a Colorado non-profit corporation.

Witness my hand and official seal.  
My commission expires 7-15-86.



Michael L. Rose  
Notary Public 2560 South Circle #330  
Colo. Spgs., Co 80906

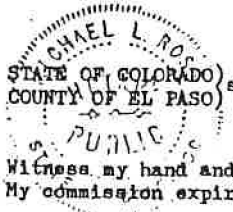
RANCHES OF AMERICA, a Colorado limited partnership

By: R. Burns Moore  
General Partner

MICHAEL L. ROSE )  
STATE OF COLORADO )  
COUNTY OF EL PASO ) ss.

The foregoing instrument was acknowledged before me this 31st day of December, 1982, by R. Burns Moore, General Partner, Ranches of America, a Colorado limited partnership.

Witness my hand and official seal.  
My commission expires 7-15-86.



Michael L. Rose  
Notary Public 2560 South Circle #330  
Colo. Spgs., Co 80906

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