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AMENDMENT TO 1ST AMENDED
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR

THE CLIFFS
of Durango

929158
1 of 7



3/7/2006 9:14 AM
DEC R\$36.00 D\$0.00

Linda Daley
Laplata County Clerk

RETURN TO: Crane, Leake & Ehlers, P.C.
102 West 18th Street
Durango, CO 81301

AMENDMENT TO FIRST AMENDED DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
THE CLIFFS OF DURANGO

THIS AMENDMENT TO FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CLIFFS OF DURANGO is made this 1st day of MARCH, 2006, by Fandalar, LLC, a Colorado Limited Liability Company (hereinafter referred to as "Fandalar"), Cliffs of Durango, Inc. ("Declarant"), Ventana, LLC (hereinafter referred to as "Ventana"), Gandalf, LLC (hereinafter referred to as "Gandalf").

1. By this Amendment, the following changes are made to the First Amended Declaration of Covenants, Conditions and Restrictions for the Cliffs of Durango recorded in the records of the La Plata County, Colorado Clerk and Recorder on July 8, 2005 under Reception No. 912977 ("Declaration"):

a) Parcels B and F described on Exhibits "B" and "F" attached hereto, are hereby released from the Declaration; and

b) Exhibit "A" to the Declaration is hereby replaced with Exhibit "A" attached hereto.

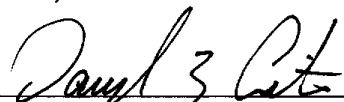
DECLARANT & OWNER

Cliffs of Durango, Inc.

By 
~~President~~ SECRETARY

OWNERS

Fandalar, LLC

By 
Daryl Z. Crites, Member/Manager of
Kala, LLC, Manager of Fandalar, LLC

Ventana, LLC

By *Fred Corines*
Member/Manager of Ventana, LLC

Gandalf, LLC

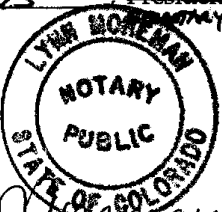
By *[Signature]*
Member/Manager of Gandalf, LLC

STATE OF COLORADO)
) ss.
COUNTY OF LA PLATA)

The foregoing instrument was acknowledged before me this 20th day of Feb, 2006, by Fred Corines President of Cliffs of Durango, Inc.

Witness my hand and official seal.

My commission expires:
9-15-06


Lynn Moreman
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF LA PLATA)

The foregoing instrument was acknowledged before me this 20th day of Feb, 2006, by Daryl Z. Crites, Member/Manager of Kala, LLC, Manager of Fandalar, LLC.

Witness my hand and official seal.

My commission expires:
9-15-06


Lynn Moreman
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF LA PLATA)

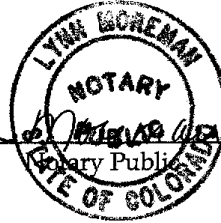
The foregoing instrument was acknowledged before me this 20th day of FEBRUARY, 2006, by FREDRICK J GRIMES, Manager of Ventana, LLC.

Witness my hand and official seal.

My commission expires:

9-15-06

Lynn Moreman



STATE OF COLORADO)
) ss.
COUNTY OF LA PLATA)

The foregoing instrument was acknowledged before me this 1st day of March, 2006, by Terence Klingman, Manager of Gandalf, LLC.

Witness my hand and official seal.

My commission expires:

7-1-08

Christina Neidy
Notary Public

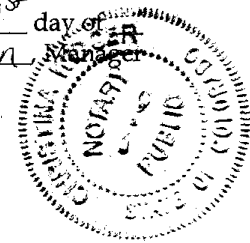
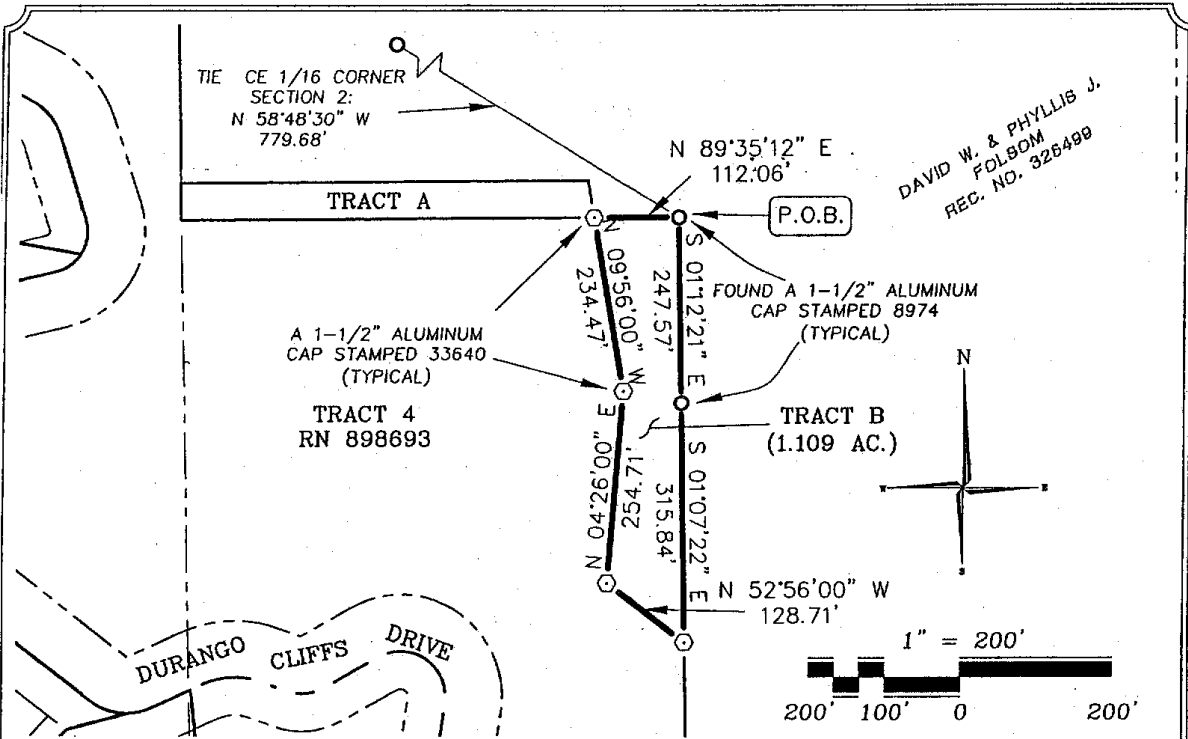


EXHIBIT "A"

Tracts 1 through 15, The Cliffs of Durango Amended Plat, according to the recorded plat thereof filed in the office of the Clerk and Recorder on March 7th, 2006 under Reception No. 929157, County of La Plata, State of Colorado.

EXHIBIT "B"



PROPERTY DESCRIPTION:

A tract of land located in the SE1/4 SE1/4 of Section 2, Township 35 North, Range 9 West, New Mexico Principal Meridian in La Plata County, Colorado being more particularly described as follows:

Beginning at a northeasterly corner of Tract 4 of The Cliffs of Durango as shown on the plat recorded in the Office of the La Plata County, Colorado, Clerk and Recorder under Reception Number 898693 whence the centereast 1/16 corner of said Section 2 bears N 58°48'30" W, a distance of 779.68 feet;
 Thence S 01°12'21" E along the easterly line of said Tract 4 a distance of 247.57 feet;
 Thence S 01°07'22" E along said easterly line a distance of 315.84 feet;
 Thence N 52°56'00" W a distance of 128.71 feet;
 Thence N 04°26'00" E a distance of 254.71 feet;
 Thence N 09°56'00" W a distance of 234.47 feet to the northerly line of said Tract 4;
 Thence N 89°35'12" E along said northerly line a distance of 112.06 feet to the point of beginning.

Contains 48,309 sq. ft, 1.109 acres, more or less.

SURVEYOR'S CERTIFICATION

I hereby state that this description was prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion it is true and correct to the best of my knowledge belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado.

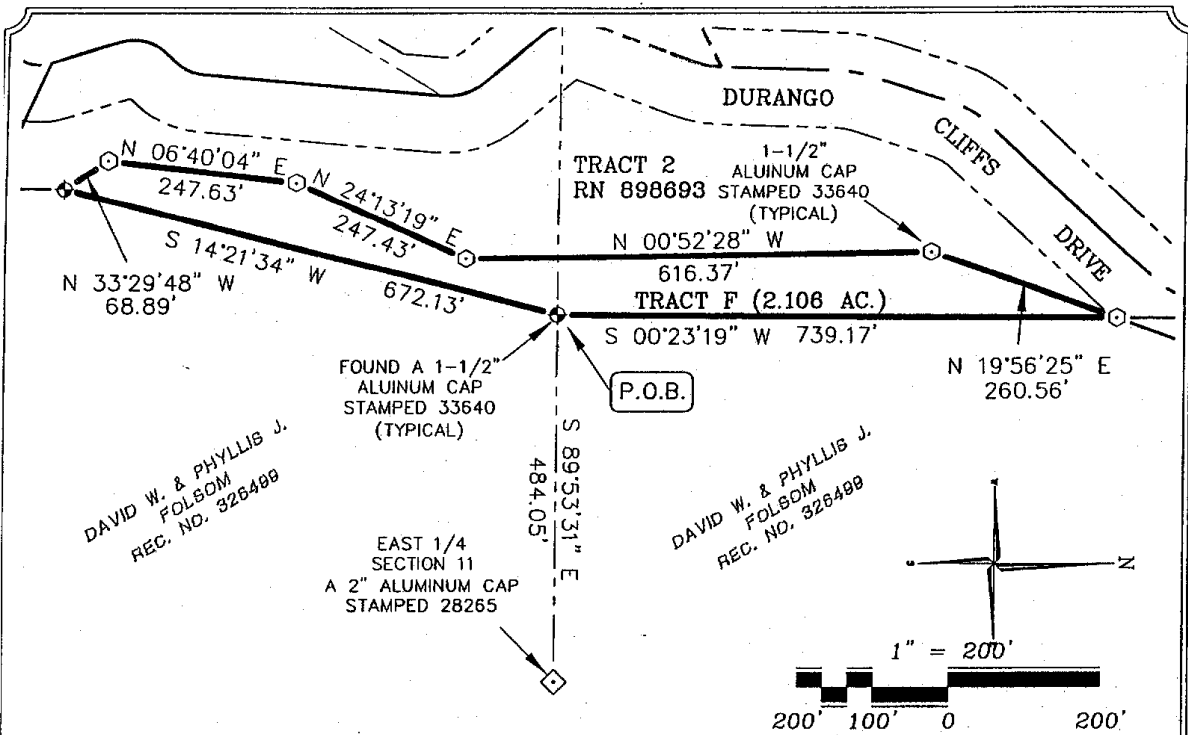
Parker S. Newby
 Parker S. Newby, P.L.S.
 Colorado Registration No. 33640
 10-24-05
 PROFESSIONAL LAND SURVEYOR

OCTOBER 24, 2005
 Date

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

GOFF ENGINEERING + SURVEYING INC 126 ROCK POINT DRIVE PO BOX 97 DURANGO, COLORADO 81302 970.247.1705	THE CLIFFS/FOLSOM TRACT B PROPERTY DESCRIPTION EXHIBIT		SHEET 1 OF 1
	SECTION 11, T35N, R9W, N41M, P.M. PREPARED BY: K. ALEXANDER CHECKED BY: P. HENRY SCALE: 1" = 200' DATE: OCTOBER 16, 2005		

EXHIBIT "F"



PROPERTY DESCRIPTION:

A tract of land located in the East half of Section 11, Township 35 North, Range 9 West, New Mexico Principal Meridian in La Plata County, Colorado being more particularly described as follows:

Beginning at a point on the easterly line of Tract 2 of The Cliffs of Durango as shown on the plat recorded in the Office of the La Plata County, Colorado, Clerk and Recorder under Reception Number 898693 whence the east 1/4 corner of said Section 11 bears S 89°53'31" E, 484.05 feet;

Thence S 14°21'34" W along said easterly line a distance of 672.13 feet;

Thence N 33°29'48" W a distance of 68.89 feet;

Thence N 06°40'04" E a distance of 247.63 feet;

Thence N 24°13'19" E a distance of 247.43 feet;

Thence N 00°52'28" W a distance of 616.37 feet;

Thence N 19°56'25" E a distance of 260.57 feet to a point on the easterly line of said Tract 2;

Thence S 00°23'19" W along said easterly line a distance of 739.17 feet to the point of beginning.

Contains 91,747 sq. ft, 2.106 acres, more or less.

SURVEYOR'S CERTIFICATION

I hereby state that this description was prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion it is true and correct to the best of my knowledge belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado.

Parker S. Newby
 Parker S. Newby, P.L.S.
 Colorado Registered Professional Land Surveyor
 Registration No. 33640
 10-24-05

OCTOBER 24, 2005
 Date

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

GOFF ENGINEERING & SURVEYING INC 126 ROCK POINT DRIVE PO BOX 87 DURANGO, COLORADO 81302 970.247.1705	THE CLIFFS/FOLSOM TRACT F PROPERTY DESCRIPTION EXHIBIT	SHEET 1 OF 1
	PREPARED BY: K. ALEXANDER CHECKED BY: P. NEWBY SCALE: 1" = 200' DATE: OCTOBER 18, 2005	

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