

583827

Page: 1 of 3

05/20/2003 01:28

Key deland Routt County. CO OPEND CORR 16.00

D 8.00

**SEVENTH AMENDMENT
TO DECLARATION OF COVENANTS
OF DAKOTA RIDGE**

This Seventh Amendment to Declaration of Covenants of Dakota Ridge (the "Seventh Amendment") is made this 9th day of May, 2003.

RECITALS

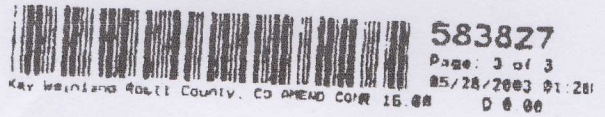
WHEREAS, the Declaration of Covenants of Dakota Ridge was originally recorded on September 24, 1982, in Book 571 at Page 52 of the Routt County records and has been previously amended by the amendments entitled "Amendment to the Declaration of Covenants of Dakota Ridge," recorded on February 9, 1984, in Book 595 at Page 88 of the Routt County records, the "Second Amendment to the Declaration of Covenants of Dakota Ridge," recorded on September 21, 1990, in Book 657 at Page 1938 of the Routt County records, the "Third Amendment to the Declaration of Covenants of Dakota Ridge," recorded on June 29, 1993, in Book 686 at Page 1420 of the Routt County records, the "Fourth Amendment to the Declaration of Covenants of Dakota Ridge and Amendment to Dakota Ridge Design Regulations" recorded on October 10, 1995, in Book 712 at Page 1157 of the Routt County Records, the "Fifth Amendment to the Declaration of Covenants of Dakota Ridge and Amendment to Dakota Ridge Design Regulations" recorded on February 12, 1997, in Book 729 at Page 1029 of the Routt County Records, and the "Sixth Amendment to Declaration of Covenants of Dakota Ridge" recorded on April 28, 1999, in Book 757 at Page 1309 of the Routt County Records. The Declaration of Covenants of Dakota Ridge, as amended, is hereinafter referred to as the "Declaration"; and

WHEREAS, the undersigned desire to amend the Declaration in accordance with the provisions of Section 3.6 and 11.6 of the Declaration.

NOW THEREFORE, it is hereby declared that all real property in the subdivision, as shown on the Plat of Dakota Ridge at File No. 9221 and File No. 9222 of the Routt County, Colorado records, and that real property described on Exhibit A to the Sixth Amendment to Declaration of Covenants of Dakota Ridge referred to above, shall be held, sold and conveyed subject to the Declaration and the further amendments provided herein, and the easements, restrictions, covenants and conditions as set forth in the Declaration and the further amendments provided herein, which are for the purposes of protecting the value and desirability of and shall run with all such real property and be binding on all parties having any right, title or interest in such real property or any part thereof, their heirs, successors, and assigns and shall inure to the benefit of each owner thereof.

AMENDMENTS

1. The second sentence of Section 6.4 of Article VI is hereby deleted and the following sentence is substituted therefor:



STATE OF NC)
COUNTY OF Stokes) ss.

The foregoing instrument was acknowledged before me this 23 day of May, 2003 by Marie Kay Matas Secretary of the Dakota Ridge Homeowners Association.

WITNESS MY HAND AND OFFICIAL SEAL.

My Commission expires: June 29, 2005

S. Mueller
Notary Public

