

**FIRST AMENDMENT TO DECLARATION  
OF  
PROTECTIVE COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS  
FOR  
THE SHORES OFFICE PARK P.U.D.**

This First Amendment to the Declaration of Protective Covenants, Easements, Conditions, and Restrictions for The Shores Office Park P.U.D. ("First Amendment") is made effective as of the date recorded with the Clerk and Recorder of Larimer County, Colorado.

**Recitals**

A. The Declaration of Protective Covenants, Easements, Conditions, and Restrictions for The Shores Office Park P.U.D. ("Declaration") was recorded with the Clerk and Recorder of Larimer County, Colorado on August 22, 1984 at Book 2286, Page 0497.

B. The undersigned, being the Owners of all Building Envelopes subject to the Declaration, and also being all of the Members of The Shores Office Park Association, Ltd., a Colorado nonprofit corporation, wish to amend the Declaration as set forth below.

**First Amendment**

1. The legal descriptions of Building Envelope 3 and Building Envelope 5 set forth in Exhibit B to the Declaration are amended and restated to read, in their entirety, as set forth on **Exhibit A** to this First Amendment, attached and incorporated by reference.

2. Unless otherwise defined, capitalized words and phrases used in this First Amendment are as defined in the Declaration.

3. Except as amended by this First Amendment, all provisions of the Declaration remain in full force and effect.

[Signature pages follow]

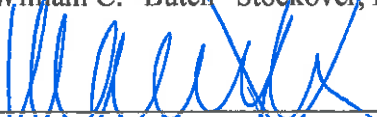


25118988

**BUILDING ENVELOPE 1 OWNER:**

Shores II, LLC, a Colorado limited liability company

By:   
William C. "Butch" Stockover, Member

By:   
Maureen D. Stockover, Member

By:   
Jared R. Goodman, Member

By:   
Melissa A. Clary, Member

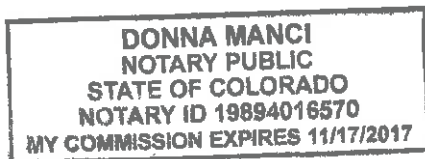
STATE OF COLORADO    )  
  ) ss.  
COUNTY OF LARIMER    )

The foregoing instrument was acknowledged before me this 22 day of January, 2014, by William C. "Butch" Stockover, Maureen D. Stockover, Jared R. Goodman and Melissa A. Clary, as Members of Shores II, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 11-17-17

  
Notary Public





**BUILDING ENVELOPE 3 OWNER:**

Shores Four LLC, a Colorado limited liability company

By: *Roger L. Sample*  
Roger L. Sample, Member

By: *John W. Bailey*  
John W. Bailey, Member

STATE OF COLORADO    )  
  ) ss.  
COUNTY OF LARIMER    )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January, 2014, by Roger L. Sample, and John W. Bailey, as Members of Shores Four LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 1-11-2016

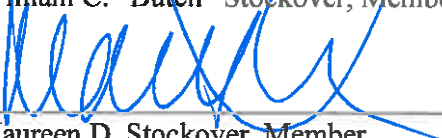
*Sandra Pantano*  
Notary Public



**BUILDING ENVELOPE 4 OWNER:**

Shores V, LLC, a Colorado limited liability company

By:   
William C. "Butch" Stockover, Member


By:   
Maureen D. Stockover, Member

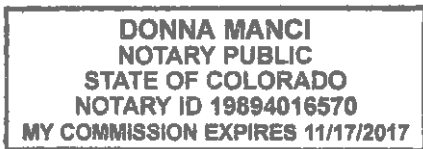
By:   
Jared R. Goodman, Member

STATE OF COLORADO    )  
  ) ss.  
COUNTY OF LARIMER    )

The foregoing instrument was acknowledged before me this 22 day of January, 2014, by William C. "Butch" Stockover, Maureen D. Stockover, and Jared R. Goodman, as Members of Shores V, LLC, a Colorado limited liability company.

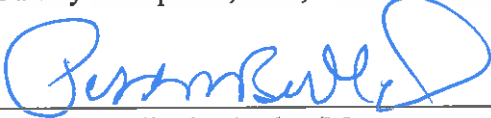
Witness my hand and official seal.

My commission expires: 11-17-17   
Notary Public



**BUILDING ENVELOPE 5 OWNER:**

Bullard Family Enterprises, LLC, a Colorado limited liability company

By:   
Peter W. Bullard, Member/Manager

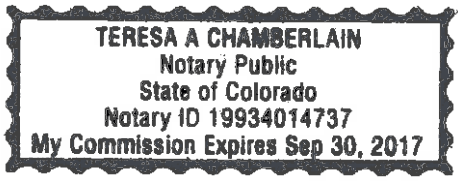
By:   
Judith A. Bullard, Member/Manager

STATE OF COLORADO    )  
  ) ss.  
COUNTY OF LARIMER    )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January, 2014, by Peter W. Bullard and Judith A. Bullard, as Members/Managers of Bullard Family Enterprises, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: Sept. 30, 2017   
Notary Public



**BUILDING ENVELOPE 6 CO-OWNER:**

Morrison-Shores, LLC, a Colorado limited liability company

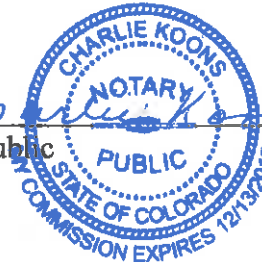
By: *Justin M. Morrison*  
Justin M. Morrison, Manager

STATE OF COLORADO    )  
  ) ss.  
COUNTY OF LARIMER    )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January, 2014, by Justin M. Morrison, as Manager of Morrison-Shores, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 12/13/15

*Charlie Koons*  
Notary Public  


**BUILDING ENVELOPE 6 CO-OWNER:**

Wire Force, LLC, a Colorado limited liability company

By: *Donald L. Jorgensen*  
Donald L. Jorgensen, Manager

STATE OF COLORADO    )  
  ) ss.  
COUNTY OF LARIMER    )

The foregoing instrument was acknowledged before me this 20th day of January, 2014, by Donald L. Jorgensen, as Manager of Wire Force, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 9/8/15

*Justin M. Morrison*  
Notary Public





**EXHIBIT A  
TO  
FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
EASEMENTS, CONDITIONS, AND RESTRICTIONS  
FOR THE SHORES OFFICE PARK P.U.D.**

Legal Description of Building Envelope 3

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING A PORTION OF LOT 1 OF THE SHORES OFFICE PARK P.U.D., A PLANNED UNIT DEVELOPMENT AS FILED WITH THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #4 REBAR WITH ILLEGIBLE PLASTIC CAP MARKING THE NORTHWEST CORNER OF LOT 2 OF THE SHORES OFFICE PARK P.U.D., AS SHOWN ON THE IMPROVEMENT SURVEY PLAT RECORDED AT RECEPTION NUMBER 20070010861 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE, FROM WHICH A #4 REBAR WITH ILLEGIBLE ALUMINUM CAP MARKING THE SOUTHWEST CORNER LOT 1 OF THE SHORES OFFICE PARK P.U.D., AS SHOWN ON SAID IMPROVEMENT SURVEY PLAT, BEARS S 00°41'30" E, A DISTANCE OF 711.65';

THENCE S 00°41'30" E, ON THE WEST LINE OF SAID PLAT OF THE SHORES OFFICE PARK P.U.D., AS SHOWN ON SAID IMPROVEMENT SURVEY PLAT, A DISTANCE OF 231.06 FEET;

THENCE N 89°18'30" E, A DISTANCE OF 30.25 FEET, TO THE POINT OF BEGINNING;

THENCE N 42°16'00" E, A DISTANCE OF 84.13 FEET;

THENCE S 47°44'00" E, A DISTANCE OF 71.00 FEET;

THENCE S 03°35'04" W, A DISTANCE OF 24.00 FEET;

THENCE S 42°16'00" W, A DISTANCE OF 111.27 FEET;

THENCE N 47°44'00" W, A DISTANCE OF 43.29 FEET;

THENCE N 00°41'30" W, A DISTANCE OF 62.67 FEET, TO THE POINT OF BEGINNING.

Said Parcel contains 10,060 square feet.

10

**EXHIBIT A (con't)**

Legal Description of Building Envelope 5

BUILDING ENVELOPE 5, being a parcel of land located in the NW 1/4 of Section 36, T7N-R69W of the 6th P.M., County of Larimer, State of Colorado, being a portion of Lot 1 of the Plat of the Shores Office Park P.U.D., a Planned Unit Development as filed with the Clerk and Recorder of Larimer County, Colorado, as being building envelope 5 as shown on the site plan of the Shores Office Park P.U.D. as filed with the City of Fort Collins, Colorado, Planning Department, and being more particularly described as follows:

Considering the West boundary of the said Plat of The Shores Office Park P.U.D., as bearing N 00 degrees 41 minutes 30 seconds W and with all bearings contained herein relative thereto: Commencing at the Southwest corner of the said Plat; thence along the said West boundary, North 00 degrees 41 minutes 30 seconds West 16.83 feet; thence leaving the said West line, North 89 degrees 18 minutes 30 seconds East 25.00 feet to the TRUE POINT OF BEGINNING of this description; thence North 89 degrees 18 minutes 30 seconds East 21.66 feet to a line which is 11.00 feet (measured at right angles) Northwest of and parallel with the Southeasterly boundary of said Plat; thence along said parallel line, North 45 degrees 05 minutes 50 seconds East 95.87 feet to a line which is 25.00 feet (measured at right angles) West of and parallel with the East boundary of the said Plat; thence along said parallel line, North 00 degrees 18 minutes 00 seconds West 20.15 feet; thence South 89 degrees 18 minutes 30 seconds West 90.51 feet to a line which is 25 feet (measured at right angles) East of and parallel with the said West boundary of the said Plat; thence along said parallel line, South 00 degrees 41 minutes 30 seconds East 87.00 feet to the True Point of Beginning.

Said Parcel contains 5,567 square feet.