

**FIRST AMENDMENT**

**TO**

**DECLARATION OF**

**PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PAUTLER FARMS  
ESTATES**

**THIS FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PAUTLER FARMS ESTATES ("First Amendment"),** is made and entered into effective as of the date of recording in the real property records of the Clerk and Recorder of Weld County, Colorado (the "Records") by PFI PROPERTIES I, LLC, a Colorado limited liability company (the "Declarant").

**RECITALS**

A. A Declaration of Protective Covenants, Conditions, Restrictions and Easements of Pautler Farms Estates was recorded in the Records on July 26, 2022, at Reception Number 4844273 (the "Declaration").

B. The Declaration pertains to certain real property defined therein as the Property and shown on Exhibit A attached thereto, and Declarant owns all of the Property described in and subject to the Declaration.

C. As specified in Section 8.3(a) of the Declaration, "Until the first Lot subject to this Declaration is conveyed by Declarant to the first Owner (other than Declaration or a successor declarant), any of the provisions contained in the Declaration may be amended or terminated by Declarant by the recordation in the real property records of the Clerk and Recorder of an amendment, executed by Declarant, setting forth such amendment or termination."

D. Declarant now desires to amend the Declaration to update the minimum square footage of floor area for a Living Unit as more particularly set forth herein.

**AMENDMENT**

**NOW, THEREFORE**, pursuant to the terms set forth in the Declaration and the Colorado Common Interest Ownership Act, the Declaration is hereby amended and modified as follows:

1. Defined Terms. Unless otherwise defined herein, all capitalized terms used in this First Amendment shall have the meanings set forth in the Declaration.

2. Amendment to Section 7.4(c) of the Declaration. Section 7.4(c) of the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Pautler Farms Estates is hereby deleted in its entirety and replaced with the following Section 7.4(c):

(c) **Square Footage of floor Area.** The minimum square footage of floor area for a Living Unit based on the building footprint of the Living Unit shall be as follows:

- i) one-story – 2,200 square feet;
- ii) two-story – 2,200 square feet;
- iii) other configurations (i.e., bi-level, tri-level) – 2,200 square feet.

3. Effect of First Amendment. Except as expressly amended and modified herein, the terms, covenants, conditions, easements, restrictions and reservations contained in the Declaration shall remain in full force and effect, and the Declaration, as amended and modified herein, shall be deemed to run with the



Property and shall be a burden and benefit to the Property and binding upon the owners of all or any portion thereof and any person or persons acquiring or owning any interest in all or any portion of the Property, and their respective grantees, heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, Declarant has executed this First Amendment to Declaration of Protective Covenants, Conditions, Restrictions and Easements for Pautler Farms Estates.

Dated this 16<sup>th</sup> day of APRIL, 2024.

**DECLARANT:**

**PFI PROPERTIES I, LLC**  
a Colorado limited liability company

By: Paul Pautler  
Name: PAUL PAUTLER  
Its: OWNER/MANAGER

STATE OF Colorado )  
COUNTY OF Weld )  
 ) ss.  
 )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of April, 2024 by Paul Pautler, as owner/manager of PFI PROPERTIES I, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: May 10<sup>th</sup> 2027

  
Notary Public

