

Conejos County Clerk and Recorder
Index in:

- Grantor's index under "Bear Creek Land Owners Association, Inc." and Bear Creek Subdivision
- Grantee's index under "Bear Creek Land Owners Association, Inc." and the names of each person executing the Amendment

**ANNEXATION OF ADDITIONAL LAND AND DECLARATION AMENDMENT OF
COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS FOR BEAR CREEK
A CONEJOS COUNTY SUBDIVISION**

THIS Annexation of Additional Land and Amendment to the Declaration of Covenants, Restrictions, Easements, Charges and Liens for Bear Creek, A Conejos County Subdivision, is made this 18th day of June, 2025.

RECITALS

A. The Declaration of Covenants, Restrictions, Easements, Charges and Liens for Bear Creek, A Conejos County Subdivision was recorded July 12, 1991, at Reception No. 201016 with the Conejos County Clerk and Recorder ("Bear Creek Declaration").

B. The Bear Creek Declaration has been amended by the following amendments:

<u>Date</u>	<u>Reception No.</u>
October 23, 1992	203648
February 24, 1994	94000371
March 1, 1995	95000375
October 5, 1995	95002330
July 29, 2020	20001020
July 27, 2021	21001243

C. Article X, Section 3 of the Bear Creek Declaration, as amended, provides that the Bear Creek Declaration and Plat may be amended by a majority vote of the Owners of the Lots.

D. Owners of a majority vote of the Lots have consented to amending the Declaration and Plat to annex four lots as identified in this Amendment. Members approving this amendment have determined this amendment to be reasonable and not burdensome.

E. Owners of the four Lots referenced in this Amendment consent to the annexation of their Lots to the Bear Creek Declaration and agree that subsequent to such annexation, their properties will be subject to the Bear Creek Declaration and they will be members of the Bear Creek Land Owners Association, Inc.

F. This amendment to the Bear Creek Declaration and Plat is conditioned on approval of an amendment by the members of the Sheep Creek Landowners Association to the Declaration of Covenants, Restrictions, Easements, Charges and Liens for Sheep Creek ("Sheep Creek Declaration") and the Sheep Creek Subdivision Plat withdrawing the four Lots identified in this Amendment and recording the Sheep Creek Declaration and Sheep Creek Subdivision Plat amendments in the in the Conejos County records.

NOW, THEREFORE, the Declaration is hereby amended as follows:

I. **Amendment.** The Bear Creek Declaration is amended by annexing four Lots that have been subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens for Sheep Creek and described on the Plat for Sheep Creek as Lot 16, Lot 17, Lot 18, and Lot 19 in Phase 1 of the Sheep Creek Subdivision, and by amending the Bear Creek Plat to reflect the annexation of these Lots, which Lots may be renumbered on the Bear Creek Plat.

Notwithstanding anything to the contrary herein, these amendments to the Bear Creek Declaration and to the Bear Creek Plat are conditioned on amendment to the Sheep Creek Declaration and Sheep Creek Subdivision Plat to withdraw the subject Lots from the Sheep Creek Declaration and from the Sheep Creek Subdivision Plat, which amendments will be recorded in the Conejos County land records prior to the recording and effective date of this Amendment. This Amendment is also conditioned on any approvals that may be required by Conejos County.

Upon amendment of the Bear Creek Declaration and the Bear Creek Subdivision Plat to reflect the annexation of the above referenced Lots, the Owners of those Lots will be members of the Bear Creek Land Owners Association, Inc. and will be subject to all terms and conditions Bear Creek Declaration, as amended.

II. **No Other Amendments.** Except as amended by the terms of this Amendment, the Bear Creek Declaration, as previously amended will remain in full force and effect.

III. **Effective Date.** This Amendment will be effective upon recording, subject to the conditions outlined above.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned, being the president and secretary of the Bear Creek Land Owners Association, Inc., hereby certify that the Association has obtained the written approval of this Amendment by Owners holding at least a majority of the total Association vote.

BEAR CREEK LAND OWNERS ASSOCIATION, INC.,
a Colorado nonprofit corporation

By:

President

Attest:

Secretary

STATE OF COLORADO)

COUNTY OF Conejos) ss.

The foregoing Amendment to the Declaration of Covenants, Restrictions, Easements, Charges and Liens for Bear Creek was acknowledged before me by Gary Burke, as President of the Bear Creek Land Owners Association, Inc., a Colorado nonprofit corporation, on this 18th day of June, 2025.

DENISE MARIE PURCELL
NOTARY PUBLIC

STATE OF COLORADO
NOTARY ID 20204028312

MY COMMISSION EXPIRES AUGUST 28, 2028

Notary Public

My Commission expires: 8/28/25

STATE OF COLORADO)

COUNTY OF Conejos) ss.

The foregoing Amendment to the Declaration of Covenants, Restrictions, Easements, Charges and Liens for Bear Creek was acknowledged before me by Garth Reese, as Secretary of the Bear Creek Land Owners Association, Inc., a Colorado nonprofit corporation, on this 18th day of June, 2025.

DENISE MARIE PURCELL
NOTARY PUBLIC

STATE OF COLORADO
NOTARY ID 20204028312

MY COMMISSION EXPIRES AUGUST 28, 2028

Notary Public

My Commission expires: 8/28/25

[CONSENTS OF FOUR LOT OWNERS WHOSE REAL PROPERTY IS TO BE
ANNEXED TO BEAR CREEK ON FOLLOWING PAGES]

The undersigned owner(s) consent to the annexation of their Lot to Bear Creek Declaration and Plat and to becoming a member of the Bear Creek Land Owners Association, Inc. and subject to all terms and conditions of the Bear Creek Declaration.

BRENT ALAN REISINGER and SONDRA LEE REISINGER

By: [Signature]
Brent Alan Reisinger

By: [Signature]
Sondra Lee Reisinger

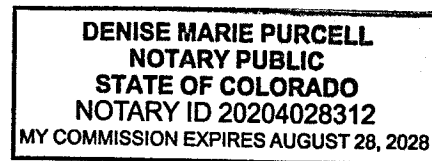
STATE OF COLORADO)
COUNTY OF Conejos) ss.

The foregoing instrument was acknowledged before me this 25th day of June, 2025, by Brent Alan Reisinger.

Witness my hand and official seal.

My commission expires: 8/28/28

[Signature]
Notary Public



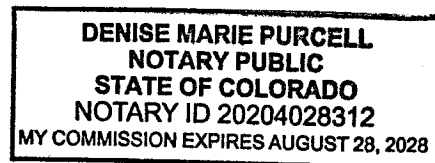
STATE OF COLORADO)
COUNTY OF Conejos) ss.

The foregoing instrument was acknowledged before me this 25th day of June, 2025, by Sondra Lee Reisinger.

Witness my hand and official seal.

My commission expires: 8/28/28

[Signature]
Notary Public



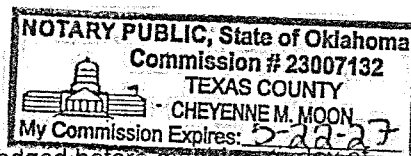
The undersigned owner(s) consent to the annexation of their Lot to Bear Creek Declaration and Plat and to becoming a member of the Bear Creek Land Owners Association, Inc. and subject to all terms and conditions of the Bear Creek Declaration.

GARY BURKE and LINDA BURKE

By: Gary Burke
Gary Burke

By: Linda Burke
Linda Burke

Oklahoma
STATE OF COLORADO)
COUNTY OF Texas) ss.



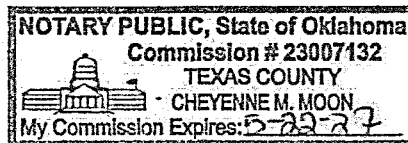
The foregoing instrument was acknowledged before me this 16 day of November, 2023, by Gary Burke.

Witness my hand and official seal.

Cheyenne M. Moon
Notary Public

My commission expires: 5-22-27

Oklahoma
STATE OF COLORADO)
COUNTY OF Texas) ss.



The foregoing instrument was acknowledged before me this 16 day of November, 2023, by Linda Burke.

Witness my hand and official seal.

Cheyenne M. Moon
Notary Public

My commission expires: 5-22-27

The undersigned owner(s) consent to the annexation of their Lot to Bear Creek Declaration and Plat and to becoming a member of the Bear Creek Land Owners Association, Inc. and subject to all terms and conditions of the Bear Creek Declaration.

CHRISTOPHER L. LAIR and JUDITH A. LAIR

By: *Christopher L. Lair*
Christopher L. Lair

By: *Judith A. Lair*
Judith A. Lair

STATE OF COLORADO)
COUNTY OF Conejos) ss.

The foregoing instrument was acknowledged before me this 25th day of June, 2025, by Christopher L. Lair.

Witness my hand and official seal.

My commission expires: 8/28/28

Denise Marie Purcell
Notary Public

DENISE MARIE PURCELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204028312
MY COMMISSION EXPIRES AUGUST 28, 2028

STATE OF COLORADO)
COUNTY OF Conejos) ss.

The foregoing instrument was acknowledged before me this 25th day of June, 2025, by Judith A. Lair.

Witness my hand and official seal.

My commission expires: 8/28/28

Denise Marie Purcell
Notary Public

DENISE MARIE PURCELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204028312
MY COMMISSION EXPIRES AUGUST 28, 2028

The undersigned owner(s) consent to the annexation of their Lot to Bear Creek Declaration and Plat and to becoming a member of the Bear Creek Land Owners Association, Inc. and subject to all terms and conditions of the Bear Creek Declaration.

**HARGROVE REVOCABLE LIVING TRUST
JOHN HARGROVE TRUSTEE
ELIZABETH HARGROVE TRUSTEE**

By: John Hargrove
John Hargrove

By: Elizabeth Hargrove
Elizabeth Hargrove

STATE OF TEXAS)
) ss.
COUNTY OF Johnson)

The foregoing instrument was acknowledged before me this 26th day of June, 2025, by John Hargrove.

Witness my hand and official seal.

My commission expires: 03.07.2028

Jase Myers
Notary Public

STATE OF TEXAS)
) ss.
COUNTY OF Johnson)

The foregoing instrument was acknowledged before me this 26th day of June, 2025, by Elizabeth Hargrove.

Witness my hand and official seal.

My commission expires: 03.07.2028

Jase Myers
Notary Public

