

1467-27

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FORT COLLINS BUSINESS CENTER, SECOND FILING APPLICABLE TO THE THIRD AND FUTURE FILINGS

THIS AMENDMENT made this 10th day of May, 1979, by the undersigned, by the execution hereof, mutually agree that the Declaration of Covenants, Conditions and Restrictions Applicable to FORT COLLINS BUSINESS CENTER SUBDIVISION dated February 13, 1979, is hereby amended in the following particulars only:


1. That "common facilities" shall include street lights installed by Public Service Company of Colorado in said subdivision.
2. The undersigned further agree that the payment for electrical service to said street lights shall be part of Article V, paragraph i, Covenant for Maintenance Assessments and may be charged in accordance therewith or in the alternative, may be billed directly to each lot owner pursuant to an agreement reached between Property Owners' Association of FORT COLLINS BUSINESS CENTER, of Fort Collins, Colorado.
3. All lots are subject to and bound by Public Service Company tariffs which are now and may in future be filed with the Public Utilities Commission of the State of Colorado relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. The owner or owners shall pay as billed, a portion of the cost of public street lighting in the subdivision according to Public Service Company rates, rules and regulations, including future amendments and changes on file with the Public Utilities Commission of the State of Colorado.
4. The undersigned further agree that relative to lots contiguous to the Lincoln Avenue right of way, the covenants, conditions, and restrictions shall be amended to include the following items:
 - a. Article VII is hereby amended to add item 7.4 whereby: No outside storage shall be permitted on lots contiguous to the north side of the Lincoln Avenue right of way.
 - b. Article VIII is hereby amended to add item 8.6.d, whereas: In order to achieve attractive appearance of lots contiguous to the north side of the Lincoln Avenue right of way, the Architectural Control Committee shall require landscaping and shall pay particular attention to said landscaping plan for the southerly twenty feet of the lots contiguous with the north side of the Lincoln Avenue right of way such that they present attractive appearance as seen from Lincoln Avenue.

IN WITNESS WHEREOF, Gregory & Co., the owner of all lots in said FORT COLLINS BUSINESS CENTER, Second Filing, has executed this amendment the day and year first above written.

GREGORY & CO.

Don L. Gregory, President

ATTEST



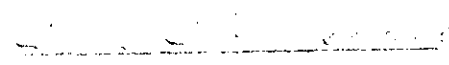
Vernon R. Sunset, Secretary

STATE OF COLORADO)
) ss.
COUNTY OF LASIMER)

The foregoing instrument was acknowledged before me this
18th day of June, 1919, by J. W. Gregory as President and
by Vernon R. Sunset as Secretary of Gregory & Co.

Witness my hand and official seal.

My commission expires January 24, 1922.



Notary Public

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COMMUNICATIONS
SECTION

Johnny Adams