

**FIRST AMENDMENT OF
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
PIONEER MEADOWS SUBDIVISION**

This First Amendment of Declaration of Covenants, Conditions and Restrictions of Pioneer Meadows Subdivision (the "Amendment") is made as of August 27th, 2019, by the undersigned as the Declarant of Pioneer Meadows Subdivision.

A. The Declaration of Covenants, Conditions and Restrictions has heretofore been recorded at Reception #2879281, Mesa County, Colorado records (the "Declaration").

B. This Amendment is authorized pursuant to Article VIII of the Declaration.

The Declaration is hereby amended as follows:

1. Article IV, Section 4.1 (d) is amended to read:

" (d) Each Owner of a SF Lot, other than Declarant, shall complete the installation and construction of the landscaping plan for the for the SF Lot within eight (8) months after such Owner takes title to the SF Lot. Each SF Lot Owner shall not begin installation of any landscaping until such Owner has obtained the approval of the ACCO as provided herein. Each SF Lot Owner shall abide by any and all outdoor watering restrictions issued by the Clifton Water District, as all lots in this subdivision will utilize potable water supplied by the Clifton Water District for outdoor irrigation."

2. Article VI, Section 6.3 (e), is amended to read:

" (e) Landscape plans shall include plant quantity and types, fencing, drainage, irrigation and other site improvements. The landscaping plan shall be submitted for review and approval by the ACCO. In no case, shall more than forty percent (40%) of the landscape area of a SF Lot have turf grass soil covering. All landscape plans shall include timer-controlled underground irrigation systems with backflow protection from the domestic potable water use fixtures. Installed irrigation systems must use low-flow drip or bubblers and low-flow sprinklers. Identified plants shall be low water demand/use varieties as listed by the Colorado State University Extension for use in the Western Slope semi-arid environment. The ACCO may adopt rules and regulation for processing of such applications, including fees to process, renew and store such applications."

