

**FIRST SUPPLEMENT  
TO  
RESTATED DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
IRONBRIDGE**

This First Supplement to the Restated Declaration of Covenants, Conditions, Restrictions and Easements for Ironbridge (the "First Supplement to Declaration") is made as of \_\_\_\_\_, 2006, by LB Rose Ranch LLC, a Delaware limited liability company ("Declarant").

WITNESSETH:

WHEREAS, Declarant has heretofore caused to be recorded a Restated Declaration of Covenants, Conditions, Restrictions and Easements for Ironbridge on March 18, 2003, at Book 1447, Page 884 (as amended or supplemented from time to time, the "Declaration") in the Garfield County, Colorado real property records; and

WHEREAS, in Article 15 of the Declaration, Declarant expressly reserved for itself the right to expand the Property (all capitalized terms used herein shall have the meanings as defined in the Declaration, unless otherwise defined or modified herein) by annexing and submitting all or a portion of the Annexable Property to the terms and conditions of the Declaration and creating Lots and/or Common Area by one or more duly recorded Supplemental Declarations and Supplemental Plats; and

WHEREAS, Declarant wishes to submit to the Property the real property described as Lots 250 through 296, inclusive, and \_\_\_\_\_ as described on the Ironbridge Planned Unit Development, Phase II, according to the Plat thereof, recorded on \_\_\_\_\_, 2006, at Reception No. \_\_\_\_\_, in the Garfield County, Colorado real property records (the "Phase II Plat") (such real property hereinafter referred to as the "First Supplemental Property"), which consists of forty-seven (47) additional Lots and additional Common Area, as shown on the Phase II Plat.

WHEREAS, Declarant wishes to reserve the right for itself to further expand the Property in the future in accordance with the Declaration.

NOW, THEREFORE, Declarant hereby declares that both the Property and the First Supplemental Property shall be held, sold and conveyed subject to the following covenants, conditions, restrictions and easements and the covenants, conditions, restrictions and easements contained in the Declaration, which are for the purpose of protecting the value and desirability of the Property and the First Supplemental Property and which shall run with the land and be binding on all parties and heirs, successors and assigns of parties having any right, title, or interest in all or any part of the Property or the First Supplemental Property.

1. General. The terms and provisions contained in this First Supplement to Declaration shall be in addition and supplemental to the terms and provisions contained in the Declaration. All terms and provisions of the Declaration, including all definitions, except those terms and provisions specifically modified herein, shall be applicable to this First Supplement to Declaration and to the First Supplemental Property. The definitions used in the Declaration are hereby expanded and shall hereafter and in the Declaration be deemed to encompass and refer to the Property as defined in the Declaration and the First Supplemental Property as defined herein. For example, "Lot" shall mean the Lots described in the Declaration plus the additional Lots described herein and on the Phase II Plat. Reference to the "Property" shall mean both the Property and the First Supplemental Property, reference to "Common Area" shall mean the Common Area described in the Declaration plus the additional Common Area depicted on the Phase II Plat and reference to the "Declaration" shall mean the Declaration as supplemented by this First Supplement

