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TERMINATION AGREEMENT RANCH CREEK

This TERMINATION AGREEMENT is made this 22nd day of September, 2015, by the undersigned owners of real property ("Ranch Creek Owners") located in the Ranch Creek Planned Unit Development Subdivision ("Ranch Creek") as described in the Final Plat thereof recorded in the public records of Garfield County, Colorado on October 24, 2000 at Reception No. 571289 ("Ranch Creek Plat").

WITNESSETH

WHEREAS, Ranch Creek is a common interest community created and governed by the Declaration of Protective Covenants for Ranch Creek Planned Unit Development Subdivision Garfield County, Colorado recorded in the public records of Garfield County, Colorado on February 16, 2001 at Reception No. 576170 ("Ranch Creek Declaration").

WHEREAS, the Ranch Creek Homeowners Association, Inc. ("Ranch Creek Association") was incorporated on June 14, 2000 to act as a homeowners association for Ranch Creek and was dissolved by the Colorado Secretary of State on April 1, 2003

WHEREAS, Ranch Creek is located within the Ranch at Roaring Fork common interest community and, historically, has been treated as part of the Ranch at Roaring Fork.

WHEREAS, concurrent with this termination, a Supplementary Declaration annexing Ranch Creek into the Ranch at Roaring Fork was recorded in the public records of Garfield County, Colorado at Reception No. 269/63

WHEREAS, C.R.S. § 38-33.3-218(1) states that "a common interest community may be terminated only by agreement of unit owners of units to which at least sixty-seven percent of the votes in the association are allocated..."

WHEREAS, the Ranch Creek Owners wish to terminate the Ranch Creek Declaration and common interest community, as well as set forth the terms of said termination.

NOW, THEREFORE, the Ranch Creek Owners hereby agree as follows:

- 1. Recitals. The foregoing recitals are incorporated herein.
- 2. Owners of Sixty-Seven Percent of Real Property. The undersigned Ranch Creek Owners own at least sixty-seven percent of the real property located in the Ranch Creek common interest community and are entitled to at least sixty-seven percent of the votes in the Ranch Creek Association.
- 3. <u>Termination</u>. By execution of this Termination Agreement by the Ranch Creek Owners, the Ranch Creek Declaration is hereby terminated and no longer of force and effect and the Ranch Creek common interest community is hereby terminated. Notwithstanding,

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Termination Agreement Ranch Creek Reception#: 869164 10/12/2015 12:58:14 PM Jean Alberico 2 of 21 Rec Fee:\$111.00 Doc Fee:0.00 GARFIELD COUNTY CO

Section 10.2 of the Ranch Creek Declaration shall not be terminated and, therefore, subsequent owners, successors, and assigns of Ranch Creek Lots 1-12 (the "Stagecoach Lots") shall be conclusively deemed to have consented to the annexation of the Stagecoach Lots into the Ranch at Roaring Fork and shall take any actions necessary to effectuate and maintain the Stagecoach Lots as part of the Ranch at Roaring Fork.

- 4. Special Provisions Contained in Article 6 of the Ranch Creek Declaration. Notwithstanding paragraph 3 above, pursuant to paragraphs 6.4 and 10.3 of the Ranch Creek Declaration, the "Special Provisions" set forth in Article 6 of the Ranch Creek Declaration shall survive this Termination Agreement and remain in full force and effect, except to the extent hereafter terminated or modified as provided in Paragraph 6.4 of the Ranch Creek Declaration.
- 5. Contingent on Approval of Supplementary Declaration. Notwithstanding paragraph 3, this Termination Agreement shall be contingent upon the approval and recordation of a Supplementary Declaration annexing Ranch Creek into the Ranch at Roaring Fork.
- 6. <u>Date of Termination</u>. This Termination Agreement shall be recorded in the public records of Garfield County, Colorado within thirty (30) days of the last date of execution and shall be effective upon recordation.
- 7. <u>Common Elements</u>. There are no common elements owned by the Ranch Creek Association.
- 8. Ranch Creek Plat. This Termination Agreement shall not affect the Ranch Creek Plat.
- 9. <u>Severability</u>. Invalidation of any one of these provisions by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.
- Counterparts. This Termination Agreement may be executed in duplicate counterparts.

IN WITNESS WHEREOF, the undersigned executed this Termination Agreement as of the date first written above.

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RANCH CREEK OWNERS:

OWNER O	F RANCH CREEK LOT 1		
Conce	edr S. Velly		
Gordon S. N	elson		
Sandra Lee I	Caplan		
	1		
STATE OF Colo			
COUNTY OF 6	Aud) ss.		
July This First S	upplementary Declaration was , 2014 by Gordon		me this 17 day of
	ny hand and official seal.	VERONICA W NOTARY PUE STATE OF COL NOTARY ID # 198	ORADO
My Commis	sion expires: $4 - 39 - 2017$	MY COMMISSION EXPIRE	S APRIL 29, 2017
		Notary Public	Worlsy
STATE OF Colo	rado)		
COUNTY OF GO	field		
This First S	upplementary Declaration was 2014 by Sacroba		
WITNESS m	y hand and official seal.	VERONICA V	VORLEY
My Commiss	sion expires: 4 29 - 2017	STATE OF COL	ORADO 374224550
		Notary Public	oly

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OWNER OF RANCH CREEK LOT 4	
Brief Fool Com	
David Stackhouse	
They Start hu-	
Nancy Stackhouse	
STATE OF <u>Colorado</u>) ss.	
COUNTY OF JEFFERSON)	
A STATE OF THE STA	cknowledged before me this 25 ⁴⁴ day of
WITNESS my hand and official seal.	
My Commission expires 97-16-2018	Notary Public
STATE OF COLORADO)	
COUNTY OF JEFFCKSON)	
	eknowledged before me this 25th day of
My Commission expires:	
SUSAN KARL NOTARY PUBLIC STATE OF COLORADO	Notary Public
NOTARY ID 20044024901 MY COMMISSION EXPIRES 07-16-2018	riotally I dolle

Reception#: 869164 10/12/2015 12:58:14 PM Jean Alberico 5 of 21 Rec Fee:\$111 00 Doc Fee:0 00 GARFIELD COUNTY CO

OWNER OF RANCH CREEK LOT 5

OF COLOR

D.A. 3, 92,
By: John E Elgin, Trustee of the As: John E Elgin Revocable Trust
As: John E Elgin Revocable Trust
STATE OF <u>Colorado</u>)
STATE OF <u>Colorado</u>) ss. COUNTY OF <u>Garfield</u>)
This Termination Agreement was acknowledged before me this 15 day of July , 2014 by John E. Elgin ——.
WITNESS my hand and official seal.
My Commission expires: July 2, 2015.
Notary Public
LIYIN L. FREE

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Termination Agreement Ranch Creek

OWNER OF RANCH CRE	EK LOT 6		
Spero Demis		_	
Spero Bellins			
STATE OF ()) ss.			
) ss.			
COUNTY OF MYEDINGE)			
This Termination Agreeme	ent was acknowled	ged before me	this 12 day of
february , 2015 by	Spero P Dem		
/			
WITNESS my hand and offic	cial seal.		
My Commission expires	10-7-15		
wiy commission expires.			
	1,000	Lungo U	Chr. Clark
	Notar Notar	y Public	
	The Tank and the Tank		
	Maria Wiel		
	OBL OF COLOR		
	MAY CHIMMBERION FROM (1977)		
My Commission expires:	Noon Notary	y Public	code/

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OWNER OF RANCH CREEK LOT	7
Whileen ! whole	
William P. White	
1 - U-O White	
Amalia F. White	
STATE OF PROPRIED) SS.	
COUNTY OF STRIPTED) SS.	
	acknowledged before me this 27 day of
WITNESS my hand and official seal.	0 10
My Commission expires: 12/3/201	Larly Model
STATE OF)	Leslie J. Moore NOTARY PUBLIC Commonwealth of Virginia Reg. # 722988 My Commission Expires Dec. 31, 2016
) ss.	
COUNTY OF)	
	acknowledged before me this day of
WITNESS my hand and official seal.	
My Commission expires:	
	Notary Public

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OWNER OF RANCH CREEK LOT 7

William P. White	2				
A	* NW C				
Amalia F. White	J 44 40 34				
STATE OF)				
) ss.				
COUNTY OF)				
	on Agreement was, 2014 by	acknowledged		this day	of
WITNESS my ha	nd and official scal.				
My Commission	expires:				
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		Notary Pul	blic		
		Hotaly 1 ut	one		
STATE OF VA					
This Termination	n Agreement was , 2014 by Ama	acknowledged	before me	this day	of
WITNESS my har	nd and official seal.				
My Commission e	expires: JAN 31, A	OILA C	lifana		
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AM AWAS	William Willia	Public	as "Sy	gam Awast	he
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Termination Agreement Ranch Creek

Lani N. White

STATE OF COLORES

COUNTY OF PUTE

This Termination Agreement was acknowledged before me this the day of 2018 by LAM N. WATE

WITNESS my hand and official seal.

My Commission expires: 10 /20 /20 17

Notary Public

PAUL J. TADDUNE NOTARY PUBLIC STATE OF COLORADO NOTARY ID #20014029678 My Commission Expires October 27, 2017

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Termination Agreement Ranch Creek

OWNER OF RANCH CREEK LOT 10	
	ison
Edward L. Anderson	
STATE OF COLORADO	
COUNTY OF Garfield	
This Termination Agreement was ack	R. Anderson.
WITNESS my hand and official seal.	
My Commission expires: 12-13-20	lo
	Unne M. Canan
STATE OF COLOYADO	ANNE M CANAN Notary Public State of Colorado Notary ID 20044044484
COUNTY OF Garfield	My Commission Expires Dec 13, 2016
This Termination Agreement was ack 2014 by Edward	nowledged before me this 31 St day of
WITNESS my hand and official seal.	
My Commission expires: 12-13-20	
	Conne M. Canan
	ANNE M CANAN Notary Public State of Colorado Notary ID 20044044484 My Commission Expires Dec 13, 2016

Reception#: 869164 10/12/2015 12:58:14 PM Jean Alberico 11 of 21 Rec Fee:\$111.00 Doc Fee:0.00 GARFIELD COUNTY CO

OWNER OF RANCH CREEK LOT 11

	Couldennely
By:	CARL B LINNECKE
As:	Authorized Representative of Henke Property, LLC
STAT	E OF <u>Colorado</u>) ss.
Se	This Termination Agreement was acknowledged before me this 22 day o ptember . 2014 by Carl B. Linuecke
	WITNESS my hand and official seal.
	My Commission expires: 8/27/14.
	Notary Public

Reception#: 869164 10/12/2015 12 58 14 PM Jean Alberico 12 of 21 Rec Fee \$111.00 Doc Fee:0.00 GARFIELD COUNTY CO

OWNER OF RANCH CREEK LOT 12	
Ronald D. Speaker	
COUNTY OF CRASEN	
This Termination Agreement was acknowledged believely 2014 by Personal personal	ore me this 31 day of
My Commission expires Table 21 45	AMBER C TAYLOR NOTARY PUBLIC STATE OF COLORAD NOTARY ID 20074029103 MY COMMISSION EXPIRES JULY 30, 20
STATE OF CONTROLS COUNTY OF CONTROLS	
This Termination Agreement was acknowledged before	ore me this 📆 day of
WITNESS my hand and official scal	
My Commission expires Tay 3C, 2C/5	

AMBER C TAYLOR NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20074029103 MY COMMISSION EXPIRES JULY 30, 2015 Notary Public 1

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OWNER OF RANCH CREEK LOT 13

By: Christie Jensen

President of Ranch at Roaring Fork Homeowners Association, Inc. As:

STATE OF Colorado) COUNTY OF Garfield

This Termination Agreement was acknowledged before me this 14 day of 2014 by Christie Jensen

WITNESS my hand and official seal.

My Commission expires: July 2, 2015.

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OWNER OF RANCH CREEK LOT J1	
Lee Gaglione Alama	
Sara Gaglione STATE OF COUNTY OF MESA) ss.	MICHELLE J LAWTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19974000251 MY COMMISSION EXPIRES JANUARY 30, 2017
This Termination Agreement was acknowledged 2014 by Lee Gaylore WITNESS my hand and official seal.	before me this Y day of
My Commission expires: 1/30/17 Notary Put	blic
COUNTY OF ME 9) ss.	MICHELLE J LAWTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19974000251 MY COMMISSION EXPIRES JANUARY 30, 2017
This Termination Agreement was acknowledged August 2014 by Sara Gagliane	before me this g day of
WITNESS my hand and official seal.	
My Commission expires: 1/301/7 Notary Pub	He -

羅川 Wife Color Na Color Divide Nation Hard Nation Attended Nation Block (羅田) (1)

Termination Agreement Ranch Creek Reception#: 869164 10/12/2015 12:58:14 PM Jean Alberico 15 of 21 Rec Fee:\$111 00 Doc Fee:0 00 GARFIELD COUNTY CO

OWNER OF RANCH CREEK LOT J2

Robyn D. Loup

COUNTY OF (hapalue) ss.

This Termination Agreement was acknowledged before me this 15th day of 2014 by Bubyer P. Loup

WITNESS my hand and official seal.

My Commission expires: 11.30.2014

Notary Public

Reception#: 869164 10/12/2015 12:58:14 PM Jean Alberico 16 of 21 Rec Fee:\$111 00 Doc Fee:0 00 GARFIELD COUNTY CO

OWNER OF RANCH CREEK LOT J3
Product allright
Robert A. Albrecht
Child R Aller hat
Judy & Albrecht
STATE OF Tevas
COUNTY OF Hams) ss.
This Termination Agreement was acknowledged before me this 22 nd day of July , 2014 by Robert A Albrecht
WITNESS my hand and official seal.
My Commission expires: 10 21 16
KELU L GILLESPIE MY COMMISSION EXPIRES October 21, 2016 Notary Public
STATE OF Texas)
COUNTY OF Harris) ss.
This Termination Agreement was acknowledged before me this ZZ day of July , 2014 by Judy R. Albrecht
WITNESS my hand and official seal.
My Commission expires: 10 Z1 16 KELLI L GILLESPIE MY COMMISSION EXPIRES Notary Public
October 21, 2016

Reception#: 869164 10/12/2015 12:58:14 PM Jean Alberico 17 of 21 Rec Fee:\$111.00 Doc Fee:0.00 GARFIELD COUNTY CO

Termination Agreement Ranch Creek

OWNER OF BANCH CREEK LOT J4
(May 1) Lange Sun
Larry S. Beard
Ch 1020
I ment to take
Mary Ann Beard
STATE OF (Abrada)
STATE OF Colorado) COUNTY OF Garfield)
COUNTY OF Garfield)
This Termination Agreement was acknowledged before me this 16 day of
This Termination Agreement was acknowledged before me this 16 day of July , 2014 by Larry 5- & Mary And Beard.
WITNESS my hand and official seal.
My Commission expires: July to 3015
Lyin & THER THRY PUBL
Notary Public
LIYIN L.
EDCE :
COUNTY OF Garfeld)
COLDITY OF G. F.I.d.) SS.
COUNTY OF Clared)
This Termination Agreement was acknowledged before me this 16 day of
July, 2014 by Mary Ann Beard
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WITNESS my hand and official seal.
The 2 of
My Commission expires: July 2, 205.
1 Fred
Notary Public
Notal y/r doile



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OWNER OF RAN	CH CREEK LOT J6
Anne E. Cooley	0
STATE OF COURADO	SHERYL MERKE NOTARY PUBLIC NOTARY PUBLIC ST. TE OF COLORADO ST. TE OF COLORADO
This Termination	Agreement was acknowledged before me this 16th day of 2014 by ANNE E. COOLEY
WITNESS my hand	and official seal.
My Commission exp	pires: 04/02/2017. Hurul Microel.
	Notary Public

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OWNER OF RANCH CREEK LOT J7

Ely Rosa		
Dille ybanca		
Dixie Abarca		
STATE OF Colorado) COUNTY OF PIKKIN) ss.		
COUNTY OF PARIN		
This Termination Agreement was acknowledged November, 2014 by	before me	this 17th day of
WITNESS my hand and official seal.		
My Commission expires: Jeptember Ct. 2017	de to	Prost.
Notary Pu	iblic	+ 36 11600g
		ANDREA PIA MOROTE NOTARY PUBLIC STATE OF COLORADO
STATE OF Lolorado	L	MY OCHANISSION EXPINES SEPTEMBER OF 1917
COUNTY OF PITKIN) ss.		
This Termination Agreement was acknowledged VOVEMDEC . 2014 by Divided	before me	this And day of
WITNESS my hand and official seal.		
My Commission expires: September 06. 30/7		
N. CA	etcui Pi	Mont
Notary Pul	DIIC	
	kr	ANDREA PIA MOROTE NOTARY PUBLIC STATE OF COLOPADO NOTARY ID 20134055970 Y COMMESSION EXPIRES SEPTEMBER 08, 2017

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OWNER OF RANCH CREEK LOT J8

Daniel A DiFiore

STATE OF Colondo)

COUNTY OF Layuel)

This Termination Agreement was acknowledged before me this / day of august, 2014 by Larrin a DiFine.

WITNESS my hand and official seal.

My Commission expires 3/1/2016

Notary Public & Buelingane

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OWNER OF RANCH CREEK LOT J9
No. 1/
Total report
John J. Kneiper
X Compar
Marcy S. Kneiper
STATE OF Colorado)
COUNTY OF PAKEN)
This Termination Agreement was acknowledged before me this 27 day of 2014 by John J. Kneeper
WITNESS my hand and official seal.
My Commission expires: 9/01/278 MICHELLE R. BATES NOTARY PUBLIC STATE OF COLORADO NOTARY ID #19984000454 My Commission Expires February 1, 2018
COUNTY OF LANGE
This Termination Agreement was acknowledged before me this 25 day of . 2014 by Marcia Kriesper.
WITNESS my hand and official seal.
My Commission expires: 12-13-2016.
Notary Public Notary Public
ANNE M CANAN Notary Public State of Colorado Notary ID 20044044484 My Commission Expires Dec 13, 2016