

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. 869163

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. Termination. 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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Ranch Creek

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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. Date of Termination. 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. Common Elements. 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. Severability. Invalidity 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.
10. 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 OF RANCH CREEK LOT 1

Gordon S. Nelson
Gordon S. Nelson

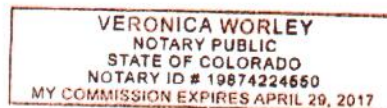
Sandra Lee Kaplan
Sandra Lee Kaplan

STATE OF Colorado)
COUNTY OF Garfield) ss.

This First Supplementary Declaration was acknowledged before me this 17 day of July, 2014 by Gordon S Nelson.

WITNESS my hand and official seal.

My Commission expires: 4-29-2017.



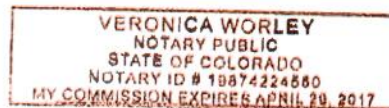
Veronica Worley
Notary Public

STATE OF Colorado)
COUNTY OF Garfield) ss.

This First Supplementary Declaration was acknowledged before me this 17 day of July, 2014 by Sandra Lee Kaplan.

WITNESS my hand and official seal.

My Commission expires: 4-29-2017.



Veronica Worley
Notary Public

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OWNER OF RANCH CREEK LOT 4

David Stackhouse
David Stackhouse

Nancy Stackhouse
Nancy Stackhouse

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

This Termination Agreement was acknowledged before me this 25th day of July, 2014 by David Stackhouse.

WITNESS my hand and official seal.

My Commission expires:



Susan Karl
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

This Termination Agreement was acknowledged before me this 25th day of July, 2014 by Nancy Stackhouse.

WITNESS my hand and official seal.

My Commission expires:



Susan Karl
Notary Public

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OWNER OF RANCH CREEK LOT 5

By: John E. Elgin
As: John E. Elgin Revocable Trust

STATE OF Colorado)
) ss.
COUNTY OF Garfield)

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.

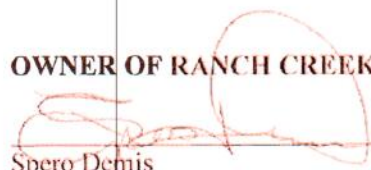


Liyin L. Free
Notary Public

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OWNER OF RANCH CREEK LOT 6


Spero Demis

STATE OF Colorado)
) ss.
COUNTY OF Avapahoe)

This Termination Agreement was acknowledged before me this 12th day of
February, 2015 by Spero P. Demis.

WITNESS my hand and official seal.

My Commission expires: 10-7-15.


Notary Public



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OWNER OF RANCH CREEK LOT 7

William P. White
William P. White

Amalia F. White
Amalia F. White

STATE OF Virginia)
) ss.
COUNTY OF Shelington)

This Termination Agreement was acknowledged before me this 24th day of September, 2014 by William P. White.

WITNESS my hand and official seal.

My Commission expires: 12/31/2014.

Leslie J. Moore
Notary Public
Leslie J. Moore
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7229888
My Commission Expires Dec. 31, 2016

STATE OF _____)
) ss.
COUNTY OF _____)

This Termination Agreement was acknowledged before me this ____ day of _____, 2014 by _____.

WITNESS my hand and official seal.

My Commission expires: _____.

Notary Public

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OWNER OF RANCH CREEK LOT 7

William P. White

Amalia F. White

STATE OF _____)
) ss.
COUNTY OF _____)

This Termination Agreement was acknowledged before me this ____ day of _____, 2014 by _____.

WITNESS my hand and official seal.

My Commission expires: _____.

Notary Public

STATE OF VA)
) ss.
COUNTY OF Fairfax)

This Termination Agreement was acknowledged before me this 1st day of MAY, 2014 by Amalia F. White.
2015

WITNESS my hand and official seal.

My Commission expires: JAN 31, 2016

Notary Public

I was commissioned a Notary Public as "Siyam Awasthi"





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OWNER OF RANCH CREEK LOT 9

Lani N. White

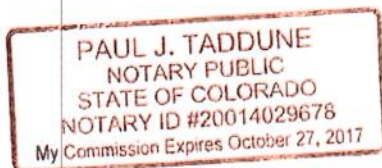
STATE OF Colorado)
) ss.
COUNTY OF Pitkin)

This Termination Agreement was acknowledged before me this 5th day of May, 2015 by Lani N. White.

WITNESS my hand and official seal.

My Commission expires: 10/27/2017.

[Signature]
Notary Public



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OWNER OF RANCH CREEK LOT 10

Joanne R. Anderson
Joanne R. Anderson
Edward L. Anderson
Edward L. Anderson

STATE OF Colorado
COUNTY OF Garfield ss.

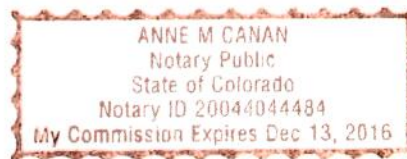
This Termination Agreement was acknowledged before me this 31st day of July, 2014 by Joanne R. Anderson.

WITNESS my hand and official seal.

My Commission expires: 12-13-2016

Anne M. Canan
Notary Public

STATE OF Colorado
COUNTY OF Garfield ss.

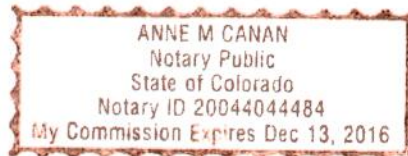


This Termination Agreement was acknowledged before me this 31st day of July, 2014 by Edward L. Anderson.

WITNESS my hand and official seal.

My Commission expires: 12-13-2016

Anne M. Canan
Notary Public



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OWNER OF RANCH CREEK LOT 11

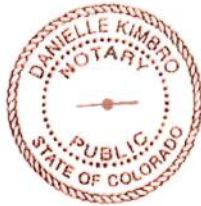
By: Carl B Linnecke
As: Authorized Representative of Henke Property, LLC

STATE OF Colorado)
) ss.
COUNTY OF Pitkin)

This Termination Agreement was acknowledged before me this 22 day of
September, 2014 by Carl B. Linnecke.

WITNESS my hand and official seal.

My Commission expires: 8/27/14.



Danielle Kimbro
Notary Public

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OWNER OF RANCH CREEK LOT 12

Ronald D. Speaker
Ronald D. Speaker

Ronald D. Speaker
Ronald D. Speaker

STATE OF Colorado
COUNTY OF Garfield

This Termination Agreement was acknowledged before me this 31 day of July, 2014 by Ronald D. Speaker

WITNESS my hand and official seal

My Commission expires July 30, 2015

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

STATE OF Colorado
COUNTY OF Garfield

This Termination Agreement was acknowledged before me this 31 day of July, 2014 by Ronald D. Speaker

WITNESS my hand and official seal

My Commission expires July 30, 2015

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

Amber C Taylor
Notary Public

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OWNER OF RANCH CREEK LOT 13

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

STATE OF Colorado)
) ss.
COUNTY OF Garfield)

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

WITNESS my hand and official seal.

My Commission expires: July 2, 2015

Lyn L. Free
Notary Public



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OWNER OF RANCH CREEK LOT J1

Lee Gaglione

Sara Gaglione

MICHELLE J LAWTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974000251
MY COMMISSION EXPIRES JANUARY 30, 2017

STATE OF Colorado)
) ss.
COUNTY OF Mesa)

This Termination Agreement was acknowledged before me this 8 day of August, 2014 by Lee Gaglione.

WITNESS my hand and official seal.

My Commission expires: 1/30/17.

Notary Public

STATE OF Colorado)
) ss.
COUNTY OF Mesa)

MICHELLE J LAWTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974000251
MY COMMISSION EXPIRES JANUARY 30, 2017

This Termination Agreement was acknowledged before me this 8 day of August, 2014 by Sara Gaglione.

WITNESS my hand and official seal.

My Commission expires: 1/30/17.

Notary Public

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OWNER OF RANCH CREEK LOT J2

Robyn D. Loup
Robyn D. Loup

STATE OF Colorado)
) ss.
COUNTY OF Asapahoe)

This Termination Agreement was acknowledged before me this 15th day of July, 2014 by Robyn D. Loup.

WITNESS my hand and official seal.

My Commission expires: 11.30.2014.



Shelly M. Haynes
Notary Public

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OWNER OF RANCH CREEK LOT J3

Robert A. Albrecht
Robert A. Albrecht

Judy R. Albrecht
Judy R. Albrecht

STATE OF Texas)
) ss.
COUNTY OF Harris)

This Termination Agreement was acknowledged before me this 22nd day of July, 2014 by Robert A. Albrecht.

WITNESS my hand and official seal. [Signature]

My Commission expires: 10/21/16.



[Signature]
Notary Public

STATE OF Texas)
) ss.
COUNTY OF Harris)

This Termination Agreement was acknowledged before me this 22nd day of July, 2014 by Judy R. Albrecht.

WITNESS my hand and official seal.

My Commission expires: 10/21/16.



[Signature]
Notary Public

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OWNER OF RANCH CREEK LOT J4

Larry S. Beard
Larry S. Beard

Mary Ann Beard
Mary Ann Beard

STATE OF Colorado)
) ss.
COUNTY OF Garfield)

This Termination Agreement was acknowledged before me this 16 day of July, 2014 by Larry S. & Mary Ann Beard.

WITNESS my hand and official seal.

My Commission expires: July 27, 2015.

Liyin L. Free
Notary Public



STATE OF Colorado)
) ss.
COUNTY OF Garfield)

This Termination Agreement was acknowledged before me this 16 day of July, 2014 by Mary Ann Beard.

WITNESS my hand and official seal.

My Commission expires: July 2, 2015.

Liyin L. Free
Notary Public



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OWNER OF RANCH CREEK LOT J6

Anne E. Cooley
Anne E. Cooley

STATE OF COLORADO)
COUNTY OF PITKIN) ss.



This Termination Agreement was acknowledged before me this 16th day of JULY, 2014 by ANNE E. COOLEY.

WITNESS my hand and official seal.

My Commission expires: 04/02/2017.

Sheryl Merke
Notary Public

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OWNER OF RANCH CREEK LOT J7

Ely Rosa

Dixie Abarca
Dixie Abarca

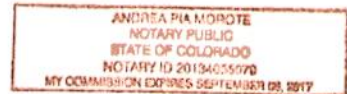
STATE OF Colorado)
COUNTY OF Pitkin) ss.

This Termination Agreement was acknowledged before me this 17th day of November, 2014 by Ely Rosa.

WITNESS my hand and official seal.

My Commission expires: September 06, 2017

Andrea Pia Morote
Notary Public



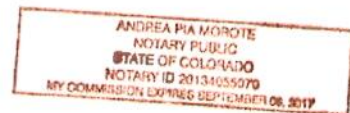
STATE OF Colorado)
COUNTY OF Pitkin) ss.

This Termination Agreement was acknowledged before me this 17th day of November, 2014 by Dixie Abarca.

WITNESS my hand and official seal.

My Commission expires: September 06, 2017

Andrea Pia Morote
Notary Public



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OWNER OF RANCH CREEK LOT J8

Daniel A DiFiore

STATE OF Colorado)
) ss.
COUNTY OF Garfield)

This Termination Agreement was acknowledged before me this 1 day of August, 2014 by Daniel A. DiFiore.

WITNESS my hand and official seal.

My Commission expires: My commission expires 3/1/2016

Jean F. Alberico
Notary Public

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OWNER OF RANCH CREEK LOT J9

John J. Kneiper
John J. Kneiper

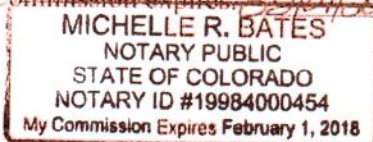
Marcy S. Kneiper
Marcy S. Kneiper

STATE OF Colorado)
) ss.
COUNTY OF Parker)

This Termination Agreement was acknowledged before me this 27 day of August, 2014 by John J. Kneiper.

WITNESS my hand and official seal.

My Commission expires: 02/01/2018



Michelle R. Bates
Notary Public

STATE OF Colorado)
) ss.
COUNTY OF Garfield)

This Termination Agreement was acknowledged before me this 28th day of August, 2014 by Marcia Kneiper.

WITNESS my hand and official seal.

My Commission expires: 12-13-2016

Anne M. Canan
Notary Public

