

**FIRST SUPPLEMENTAL DECLARATION  
TO  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
RENDEZVOUS SUBDIVISION AND  
RENDEZVOUS METROPOLITAN DISTRICT NOS. 1-5**

Trailside Development, LLC, a Colorado limited liability company (“Declarant”) hereby makes this FIRST SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE RENDEZVOUS SUBDIVISION AND RENDEZVOUS METROPOLITAN DISTRICT NOS. 1-5, County of Larimer, State of Colorado (“First Supplemental Declaration”) this 7<sup>th</sup> day of February 2024, and states and declares as follows:

**RECITALS**

A. Declarant executed and caused to be recorded that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Rendezvous Subdivision and Rendezvous Metropolitan District Nos. 1-5 (“Declaration”) on November 13, 2018 at Reception Number 20180069112 in the offices of the Clerk and Recorder of Larimer County, Colorado.

B. Rendezvous Metropolitan District Nos. 1-5 were organized as the “Rendezvous Metropolitan District Nos. 1-5” pursuant to Findings Orders and Decrees issued by the District Court of Larimer County Colorado entered on June 13, 2018. The names of “Rendezvous Metropolitan District Nos. 1-5” were changed to “Trailside Metropolitan District Nos. 1-5” pursuant to a Larimer County District Court order approving such name change on September 16, 2019, which order was recorded September 25, 2019 with the Clerk and Recorder of Larimer County, Colorado.

C. The Town of Timnath approved a Second Amendment to the Service Plan for Trailside Metropolitan District Nos. 1-6 (the “Service Plan”) via Resolution No. 30, Series 2023 on April 11, 2023, which updated the prior version of the Service Plan to add a future inclusion area to allow for formation of Trailside Metropolitan District No. 6 (“District No. 6”) and to incorporate the future inclusion area after formation of District No. 6.

D. District No. 6 was duly and validly created as a quasi-municipal corporation and political subdivision of the State of Colorado, by order of the District Court for Larimer County, Colorado and in accordance with the Special District Control Act, Article 1, Title 32 of the Colorado Revised Statutes, and after approval of the eligible electors of the District at an election held on May 2, 2023, for the purpose of assisting in the financing and development of the property described in the attached **Exhibit A** (hereafter, the “Annexed Property”), which is currently owned by CCW Development, LLC.

E. The Declaration contemplates the recording of supplemental declarations by the Declarant for the purpose of subjecting additional real property to the provisions of the Declaration, and states that the Declarant need not own such parcels to be made subject to the Declaration so long as the owner of such parcel(s) consents to the annexation of such property to the Declaration, the parcels are properly annexed to the Town of Timnath, included within one of the Rendezvous Metropolitan Districts, and provided such inclusion is in accordance with law and any Service Plan or Town requirements.

F. This First Supplemental Declaration is a “Supplemental Declaration” referred to in the

Declaration.

G. Rendezvous Development, LLC desires to supplement the Declaration to subject the Annexed Property to the provisions of the Declaration on the condition that it be improved, held, used, occupied, leased, sold and conveyed subject to the Declaration as supplemented and amended hereby and any future amendments.

H. CCW Development, LLC consents to the annexation of the Annexed Property to the Declaration.

**NOW THEREFORE**, in consideration of the premises, the covenants and agreements hereinafter set forth, Declarant states and declares as follows:

#### **ARTICLE 1. ANNEXATION**

By its execution of this First Supplemental Declaration, Declarant hereby annexes the Annexed Property described in the attached Exhibit A to the Declaration, making such property subject to the conditions, covenants, reservations, and restrictions set forth in the Declaration, as amended by this First Supplemental Declaration and any other future amendments. The Annexed Property shall be "Property" under the Declaration.

#### **ARTICLE 2. RECORDING**

This First Supplemental Declaration shall be recorded with the Clerk and Recorder of Larimer County, Colorado.

**IN WITNESS WHEREOF**, the undersigned has caused this First Supplemental Declaration to be executed effective the day and year first above written.

(Signature page follows.)

**DECLARANT:**

**TRAILSIDE DEVELOPMENT, LLC**, a Colorado limited liability company formerly known as **Rendevouz development, LLC** a Colorado limited liability company

By: Hartford Homes, LLC, a Colorado limited liability company, Its Manager

By:

Name: Landon Hoover

Its: Manager

State of COLORADO )

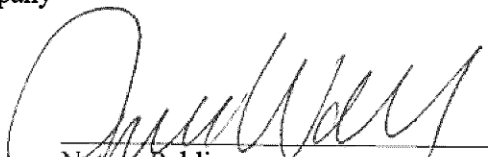
) ss.

County of LARIMER )

Subscribed and sworn to before me this 7<sup>th</sup> day of February 2024, by Landon Hoover as Manager of Hartford Homes, LLC a Colorado limited liability company, the Manager of, Trailside Development a Colorado limited liability company formerly known as Rendevouz development, LLC a Colorado limited liability company

My Commission Expires: March 14, 2026

JILLIAN MARIE WALI  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20224010267  
MY COMMISSION EXPIRES MARCH 14, 2026

  
\_\_\_\_\_  
Notary Public

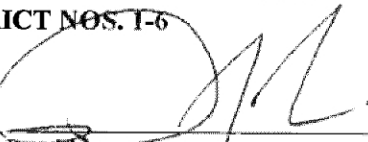
**METROPOLITAN DISTRICTS' CONSENT TO DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS**

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, as the metropolitan districts charged with covenant enforcement and architectural review services under this Declaration, hereby consent to subjection of the Property to this Declaration and all the terms and provisions hereof

Executed this 7<sup>th</sup> day of February, 2024

**TRAILSIDE METROPOLITAN  
DISTRICT NOS. 1-6**

By:

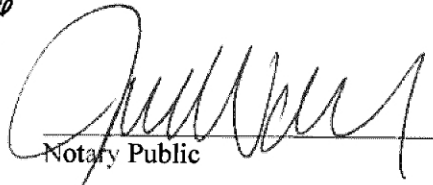
  
\_\_\_\_\_  
President

State of Colorado     )  
                                  ) ss.  
County of Denver     )

Subscribed and sworn to before me this 7<sup>th</sup> day of February, 2024, by Patrick McMeekin as  
President of Trailside Metropolitan District Nos. 1-6.

My Commission Expires: March 14, 2026

JILLIAN MARIE WALL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20224010267  
MY COMMISSION EXPIRES MARCH 14, 2026

  
\_\_\_\_\_  
Notary Public


**OWNER'S CONSENT TO SUBROGATION  
OF CERTAIN REAL PROPERTY  
TO  
DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS, AND EASEMENTS  
AND SUPPLEMENTAL DECLARATION  
FOR  
RENDEZVOUS SUBDIVISION AND RENDEZVOUS METROPOLITAN DISTRICT NOS. 1-5**

The property described in Exhibit A ("Annexed Property") to the First Supplemental Declaration is currently owned by CCW Development, LLC. For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and as evidenced by signature below, CCW Development, LLC hereby consents to subject the Annexed Property to the Declaration of Covenants, Conditions, Restrictions, and Easements for Rendezvous Subdivision and Rendezvous Metropolitan District Nos. 1-5 recorded November 13, 2018 at Reception No. 20180069112 (the "Declaration"), and the Supplemental Declaration effective February 7th 2024, which shall run with the land and be binding on CCW Development, LLC, their heirs, successors, and assigns having any right, title or interest in all or any part of the portion of Property currently owned by CCW Development, LLC.

So acknowledged and consented by:

**CCW DEVELOPMENT, LLC,**  
a Colorado limited liability company

By: Hartford Homes, LLC,  
a Colorado limited liability company,  
its Manager

By:   
Name: Patrick McMeekin  
Title: President of Land

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF LARIMER         )

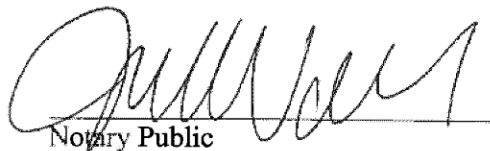
The foregoing instrument was acknowledged before me this 7th day of February, 2024, by Patrick McMeekin, President of Land of Hartford Homes, LLC a Colorado limited liability company, Manager of CCW Development, LLC a Colorado limited liability company

Witness my hand and seal of office.

My commission expires: March 14, 2026

[S E A L]

JILLIAN MARIE WALL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20224010267  
MY COMMISSION EXPIRES MARCH 14, 2026

  
Notary Public

**EXHIBIT A**

**Legal Description of the Property**

**PROPERTY DESCRIPTION**  
**RENDEZVOUS METRO DISTRICT NO. 6**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2, THENCE SOUTH 88° 13' 48" WEST A DISTANCE OF 29.85 FEET ON THE SOUTH LINE OF SADI SOUTHEAST QUARTER;

THENCE N01°46'12"W, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 36 AND THE POINT OF BEGINNING;

THENCE S88°13'48"W, A DISTANCE OF 1240.77 FEET ON SAID NORTH RIGHT-OF-WAY LINE;

THENCE N02°06'32"W, A DISTANCE OF 1164.79 FEET TO THE SOUTHWEST CORNER OF RENDEZVOUS FILING NO. 2 RECORDED AT RECEPTION NO. 20200021188 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N88°14'44"E, A DISTANCE OF 1253.51 FEET ON THE SOUTH LINE OF SAID RENDEZVOUS FILING NO. 2 TO THE WEST RIGHT-OF-WAY LINE OF SOUTH COUNTY ROAD 3/THREE BELL PARKWAY;

THENCE S01°28'56"E, A DISTANCE OF 1164.44 FEET ON SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

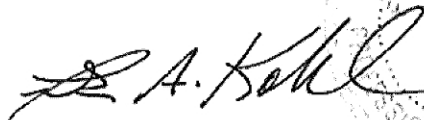
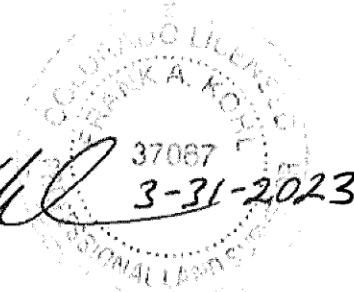
PARCEL CONTAINS 1,452,417 SQUARE FEET OR 33.343 ACRES.

**BASIS OF BEARING:**

BEARING ARE BASED ON THE FINAL PLAT OF RENDEZVOUS FILING NO. 1 IN WHICH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 BEAR NORTH 89° 59' 26" EAST AND BEING MONUMENTED AT ITS NORTHEAST CORNER BY A NUMBER 6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 25619" AND AT ITS NORTHWEST CORNER BY A NUMBER 6 REBAR WITH A 3-1/4" ALUMINUM CAP, INSCRIBED " 2006 - PLS 10734" AND WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED FROM.

**SURVEYOR'S CERTIFICATE**

I, FRANK A, KOHL, AN EMPLOYEE AND AGENT ON BEHALF OF GALLOWAY & COMPANY, INC. HEREBY STATE THAT THE DESCRIPTION HEREON IS A REPRESENTATION OF A SURVEY MADE BY ME OR SOMEONE UNDER MY AUTHORITY.

FRANK A. KOHL  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37067

**RENDEZVOUS METRO DISTRICT MAP**  
 TOWN OF TIMNATH, COUNTY OF LARAMIE,  
 STATE OF COLORADO

