

Note to Adams County Clerk and Recorder: Please index in the Grantee's index under Riverdale Park Townhomes Homeowners Association and in the Grantor's index under Riverdale Partners, LLC.

When recorded, return to:
600 Grant Street, Ste. 404
Denver, CO 80203

SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
RIVERDALE PARK TOWNHOMES
AND NOTICE OF ANNEXATION

THIS SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIVERDALE PARK TOWNHOMES AND NOTICE OF ANNEXATION (this "Supplement"), is made as of May 1, 2020, by RIVERDALE PARTNERS, LLC ("Declarant").

RECITALS:

A. The Amended and Restated Declaration of Covenants, Conditions and Restrictions for Riverdale Park Townhomes, City of Thornton, County of Adams, State of Colorado (as amended and supplemented, the "Declaration") was recorded on June 15, 2012 at Reception No. 2012000043234 in the real property records for Adams County, Colorado.

B. Declarant, as Declarant under the Declaration, wishes to add to the real property encumbered by the Declaration the real property described on Exhibit A attached hereto and incorporated herein by this reference (the "Annexation Property"), all of which Annexation Property is owned by Declarant. Such Annexation Property is Additional Property as such term is defined in the Declaration.

C. Pursuant to Section 10.9 of the Declaration, the real property comprising the Annexation Property may be annexed to the Community and made subject to the terms and provisions of the Declaration through the action of the Declarant.

SUPPLEMENT AND NOTICE OF ANNEXATION

In accordance with the foregoing, and the covenants and conditions contained herein, Declarant hereby declares that the Declaration shall be supplemented as follows.

1. Annexation of Annexation Property. Pursuant to and in accordance with Section 10.9 of the Declaration, the Annexation Property is hereby annexed as of the date hereof into the Community. Said real property comprising the Annexation Property is hereby subjected to the terms and provisions of the Declaration.

2. Effect of Annexation. All references to the Community within the Declaration shall include said real property lying within the boundaries of the Annexation Property and the term Lot shall include those areas described on Exhibit A or otherwise provided for herein. All Lots shall be deemed subject to the terms and conditions of the Declaration and all Owners of Lots shall be deemed to be Members of the Association in accordance with the terms of the Declaration and the Bylaws. All Lots, with their associated right to use the Garages assigned to such Lots, shall be Lots in accordance with the terms of the Declaration. The Common Expense Assessment for each Lot shall be allocated in accordance with the formula set forth in Section 6.2 of the Declaration. Pursuant to the Declaration, Common Assessments for Lots within the boundaries of the Annexation Property shall commence as of the date of this annexation and shall be prorated as of such date.

3. Amendment of Declaration. Except as specifically amended by this Supplement, the Declaration shall not be amended or modified hereby. As amended by this Supplement, the Declaration shall continue in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this Supplement on the day and year first above written.

Riverdale Partners, LLC a Colorado limited liability company

By: Boulevard Riverdale, LLC, a Colorado limited liability company, Manager Member



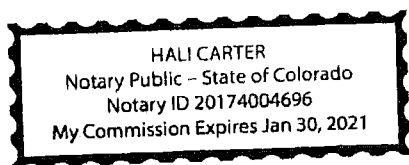
Aaron C. Foy, Manager

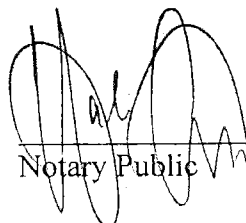
STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 1 day of MAY, 2020, by Aaron C. Foy, as Manager of Boulevard Riverdale, LLC, a Colorado limited liability company, Managing Member of Riverdale Partners, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: Jan 30, 2021





Notary Public

EXHIBIT A

Annexation Property

Lots 235 through 240,
Riverdale Park Filing No. 5, Amendment No. 2,
City of Thornton,
County of Adams,
State of Colorado.