



2707168 07/16/1999 02:45P Weld County CO
40 of 42 R 210.00 D 0.00 JA Suki Tsukamoto

EXHIBIT C
TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF FOX RUN

(Certain Title Exceptions)

The following documents, if they are recorded, are recorded in the office of the Clerk and Recorder of Weld County, Colorado:

1. GENERAL PROPERTY TAXES AND ASSESSMENTS FOR THE YEAR OF RECORDING OF THE DECLARATION AND FOR SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
2. RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES PATENT RECORDED JUNE 08, 1892 IN BOOK 34 AT 345.
3. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED AUGUST 13, 1905 IN BOOK 228 AT PAGE 296.
4. RIGHT OF WAY GRANTED TO FRED MATTHIESEN BY INSTRUMENT RECORDED AUGUST 15, 1905 IN BOOK 228 AT PAGE 297.
5. A RIGHT OF A WAY AS GRANTED TO THE CONSOLIDATED LOWER BOULDER RESERVOIR AND DITCH COMPANY BY INSTRUMENT RECORDED DECEMBER 30, 1966 UNDER RECEPTION NO. 1498514.
6. EASEMENT GRANTED TO UNION RURAL ELECTRIC ASSOCIATION, INC. FOR ELECTRIC TRANSMISSION LINE BY INSTRUMENT RECORDED APRIL 24, 1968, UNDER RECEPTION NO. 1515651.
7. EASEMENT GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY FOR PIPELINE BY INSTRUMENT RECORDED APRIL 29, 1975, UNDER RECEPTION NO. 1659219.
8. WELD COUNTY ROAD 11 OVER THE WESTERLY PORTION OF SUBJECT PROPERTY.
9. ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED NOVEMBER 01, 1978, UNDER RECEPTION NO. 1771580 IN BOOK 850.
10. OIL AND GAS LEASE BETWEEN RUBY O. BERGER AND LEO JAMES BERGER, LESSOR AND MARTIN J. FREEDMAN, LESSEE, RECORDED SEPTEMBER 28, 1970 UNDER RECEPTION NO. 1555261 IN BOOK 633 AND ANY AND ALL