

AGREEMENT

This agreement is made this day between Gateway Park Paired Homes Association, Inc., a Colorado not for profit corporation ("HOA") and Sunriver Development Company, LLC, a Colorado Limited Liability Company ("Sunriver").

PROPERTY SUBJECT TO THIS AGREEMENT ("Property"):

Legal Description:

Tract A and Tract B, Amended Gateway Park First Filing, Phase 2, Replat B, Town of Berthoud, County of Larimer, State of Colorado recorded at reception number 20150002177 with the Larimer County Clerk and Recorder's Office.

Common Address:

TBD

Whereas, Sunriver was the developer and Declarant of the property subject to the HOA;

Whereas, Sunriver contracted through the development agreement and declaration of covenants to convey the Property to the HOA;

Whereas, Sunriver has not yet conveyed the Property to the HOA but stands read, able and willing to do so;

Whereas, HOA agreed to provide all costs and expenses of maintaining and repairing the Property but has not yet incurred any such expense;

Whereas, HOA has determined there is no beneficial use to it or its Members in owning or possessing the Property and that there is no reason for it to incur current or future expenses in maintaining and repairing such Property;

Whereas, the parties hereto agree that it is in their mutual best interests to modify the contract with respect to the Property.

NOW THEREFORE, FOR GOOD AND SUFFICIENT CONSIDERATION, the parties agree as follows:

1. Sunriver is relieved of its obligation to convey the Property to the HOA.
2. HOA, and its Members, are relieved of its obligation to maintain and repair the Property.
3. Sunriver, or its assigns, shall maintain and repair the Property and hold the HOA and its Members harmless therefrom.

Dated this 26 day of June, 2018.

[End of Page- Signatures on next page]

Sunriver Development Company, LLC

By: 
Craig S. Wrigley, managing member

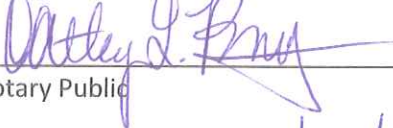
Gateway Park Paired Homes Association, Inc.

By: 
Carol Ann Coyle, President

STATE OF COLORADO)
)ss
COUNTY OF LARIMER)

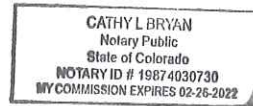
On this day Craig S. Wrigley, as the authorized representative of Sunriver Development Company, LLC, personally appeared before me and executed this instrument of his free will for the purposes set forth therein.

Dated this ___ day of June, 2018.


Notary Public

My commission expires: 2/26/22

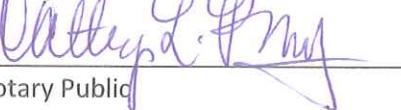
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STATE OF COLORADO)
)ss
COUNTY OF LARIMER)

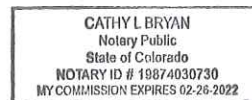
On this day Carol Ann Coyle, as President of Gateway Park Paired Homes Association, Inc., personally appeared before me and executed this instrument of his free will for the purposes set forth therein.

Dated this ^{27th} day of June, 2018.


Notary Public

My commission expires: 2/26/22

SEAL



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This Instrument Drafted By:

Nicholas H. Ores

Attorney for Sunriver Development Company, LLC

PO Box 7696

Loveland, CO 80537

970-461-0754

nick@oreslaw.com

Return after recording to:

Sunriver Development Company, LLC

C/O Craig S. Wrigley

PO Box 52

Berthoud, CO 80513