

**ASSIGNMENT
(VENTANA COMMUNITY COVENANTS)**

THIS ASSIGNMENT is made effective this 20th day of March 2024.

WHEREAS, Rivers Ventana, LLC is the declarant (“Declarant”) under those certain covenants recorded on August 11, 2015 in the records of El Paso County, Colorado under Reception Number 215086735 (the “Covenants”); and

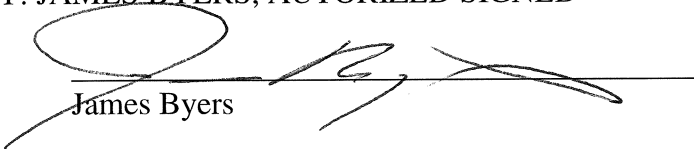
WHEREAS, Section 106 of the Covenants allows the Declarant the right to assign all or a portion of its rights and obligations to another entity; and

WHEREAS, Declarant has caused the creation of a Colorado Not for Profit Corporation known as Ventana Community Covenants; and

WHEREAS, Declarant desires to assign its rights and obligations to Ventana Community Covenants.

NOW THEREFORE, ON THE EFFECTIVE DATE OF THIS ASSIGNMENT DECLARANT HEREBY ASSIGNS TO VENTANA COMMUNITY COVENANTS ALL OF ITS RIGHTS AND OBLIGATIONS TO VENTANA COMMUNITY COVENANTS.

RIVERS VENTANA, LLC
BY: CHALLENGER COMMUNITIES, LLC, ITS MANAGER
BY: JAMES BYERS, AUTHORIZED SIGNED


James Byers

STATE OF COLORADO }
 }
 } ss:
COUNTY OF EL PASO }

The foregoing instrument was acknowledged before me this 20th day of March 2024 by Jim Byers.

Witness my hand and official seal.

My commission expires: 2-27-27.

[SEAL] Erin Ganaway
notary public

ERIN GANAWAY
Notary Public
State of Colorado
Notary ID # 20234007746
My Commission Expires 02-27-2027

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El Paso County, CO



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EXHIBIT A – ORIGINAL COMMUNITY AREA

LEGAL DESCRIPTION:

"COMMENCING" AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER TO BEAR NORTH 00°31'11" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°09'49" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1321.95 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°09'49" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 288.99 FEET TO THE "POINT OF BEGINNING" AT THE INTERSECTION OF SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE EASTERLY RIGHT-OF-WAY LINE OF OLD PUEBLO ROAD; THENCE NORTH 89°09'24" EAST, CONTINUING ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.48 FEET; THENCE NORTH 20°46'34" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 184.61 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 34°19'54" EAST, A DISTANCE OF 254.33 FEET; THENCE NORTH 08°59'37" EAST, A DISTANCE OF 1511.90 FEET; THENCE NORTH 63°00'54" EAST, A DISTANCE OF 35.04 FEET; THENCE SOUTH 45°12'37" EAST, A DISTANCE OF 52.64 FEET; THENCE SOUTH 35°44'13" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 33°25'28" EAST, A DISTANCE OF 58.78 FEET; THENCE SOUTH 29°54'21" EAST, A DISTANCE OF 58.78 FEET; THENCE SOUTH 26°23'13" EAST, A DISTANCE OF 58.78 FEET; THENCE SOUTH 22°52'06" EAST, A DISTANCE OF 58.78 FEET; THENCE SOUTH 19°20'59" EAST, A DISTANCE OF 58.78 FEET; THENCE SOUTH 15°49'52" EAST, A DISTANCE OF 58.78 FEET; THENCE SOUTH 12°18'44" EAST, A DISTANCE OF 58.78 FEET; THENCE SOUTH 09°47'37" EAST, A DISTANCE OF 58.78 FEET; THENCE SOUTH 05°16'30" EAST, A DISTANCE OF 58.78 FEET; THENCE SOUTH 01°45'23" EAST, A DISTANCE OF 58.78 FEET; THENCE SOUTH 00°36'17" WEST, A DISTANCE OF 59.98 FEET; THENCE SOUTH 00°39'57" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 00°39'57" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 01°41'47" WEST, A DISTANCE OF 59.24 FEET; THENCE SOUTH 03°59'21" WEST, A DISTANCE OF 59.19 FEET; THENCE SOUTH 06°17'03" WEST, A DISTANCE OF 59.19 FEET; THENCE SOUTH 08°34'45" WEST, A DISTANCE OF 59.19 FEET; THENCE SOUTH 10°51'20" WEST, A DISTANCE OF 59.30 FEET; THENCE SOUTH 13°04'17" WEST, A DISTANCE OF 60.10 FEET; THENCE SOUTH 29°29'07" WEST, A DISTANCE OF 54.84 FEET; THENCE SOUTH 60°33'56" EAST, A DISTANCE OF 162.55 FEET TO A NON-TANGENT POINT OF CURVE, FROM WHICH, THE RADIAL LINE BEARS NORTH 60°33'56" WEST; THENCE SOUTHWESTERLY 32.13 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°40'02", A RADIUS OF 325.00 FEET AND A CHORD WHICH BEARS SOUTH 32°16'05" WEST, A DISTANCE OF 32.13 FEET TO A NON-TANGENT POINT; THENCE SOUTH 54°53'54" EAST, A DISTANCE OF 117.23 FEET; THENCE NORTH 51°29'30" EAST, A DISTANCE OF 26.71 FEET; THENCE SOUTH 31°41'04" EAST, A DISTANCE OF 105.42 FEET; THENCE NORTH 82°13'45" EAST, A DISTANCE OF 32.82 FEET; THENCE SOUTH 83°47'29" EAST, A DISTANCE OF 60.60 FEET; THENCE NORTH 89°11'13" EAST, A DISTANCE OF 184.69 FEET; THENCE SOUTH 89°45'09" EAST, A DISTANCE OF 127.00 FEET TO A NON-TANGENT POINT OF CURVE, FROM WHICH, THE RADIAL LINE BEARS SOUTH 89°45'04" EAST; THENCE SOUTHERLY 18.05 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°03'43", A RADIUS OF 974.00 FEET AND A CHORD WHICH BEARS SOUTH 00°16'56" EAST, A DISTANCE OF 18.05 FEET TO A POINT TANGENT; THENCE SOUTH 00°48'47" EAST, A DISTANCE OF 57.53 FEET; THENCE SOUTH 45°46'47" EAST, A DISTANCE OF 29.80 FEET; THENCE NORTH 89°11'13" EAST, A DISTANCE OF 89.02 FEET TO A POINT OF CURVE; THENCE 36.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°02'25", A RADIUS OF 2026.00 FEET AND A CHORD WHICH BEARS NORTH 89°42'25" EAST, A DISTANCE OF 36.78 FEET TO A NON-TANGENT POINT; THENCE NORTH 00°13'38" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 89°08'34" EAST, A DISTANCE OF 46.21 FEET; THENCE SOUTH 88°00'34" EAST, A DISTANCE OF 46.21 FEET; THENCE SOUTH 86°41'13" EAST, A DISTANCE OF 240.54 FEET; THENCE NORTH 85°28'10" EAST, A DISTANCE OF 39.77 FEET; THENCE NORTH 82°54'18" EAST, A DISTANCE OF 38.83 FEET; THENCE NORTH 40°17'17" EAST, A DISTANCE OF 58.83 FEET; THENCE NORTH 17°40'17" EAST, A DISTANCE OF 38.83 FEET; THENCE SOUTH 83°38'13" EAST, A DISTANCE OF 127.00 FEET TO A NON-TANGENT POINT OF CURVE, FROM WHICH, THE RADIAL LINE BEARS NORTH 83°38'13" WEST; THENCE SOUTHWESTERLY 28.61 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°15'07", A RADIUS OF 226.00 FEET AND A CHORD WHICH BEARS SOUTH 09°59'20" WEST, A DISTANCE OF 28.59 FEET TO A NON-TANGENT POINT; THENCE SOUTH 78°23'08" EAST, A DISTANCE OF 133.98 FEET; THENCE SOUTH 15°25'04" EAST, A DISTANCE OF 68.07 FEET; THENCE SOUTH 04°18'29" WEST, A DISTANCE OF 91.64 FEET; THENCE SOUTH 02°20'06" WEST, A DISTANCE OF 81.34 FEET; THENCE SOUTH 89°12'20" WEST, A DISTANCE OF 977.63 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 89°09'24" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 285.46 FEET; THENCE SOUTH 89°13'01" WEST, A DISTANCE OF 743.26 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF OLD PUEBLO ROAD; THENCE NORTH 20°43'34" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 289.54 FEET TO THE "POINT OF BEGINNING".

CONTAINING 28.544 ACRES OR 1,243,397 SQUARE FEET, MORE OR LESS.

To be platted as Lots 1 – 70 Ventana Filing No 1 as shown on the following pages

EXHIBIT B – Expansion Area

LEGAL DESCRIPTION:

LEGAL DESCRIPTION - VENTANA SUBDIVISION OVERALL DEVELOPMENT PLAN
DECEMBER 16, 2013

A TRACT OF LAND BEING A PART OF SECTION 8, TOWNSHIP 16 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, CITY OF FOUNTAIN, COUNTY
OF EL PASO, STATE OF COLORADO, SAID TRACT FURTHER DESCRIBED AS
FOLLOWS:

BEGINNING, AT THE NORTHWEST CORNER OF THE NORTHEAST
QUARTER OF SAID SECTION 8 AND CONSIDERING THE NORTH LINE OF SAID
NORTHEAST QUARTER TO BEAR NORTH 88°08'18" EAST WITH ALL BEARINGS
CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°08'18" EAST, ALONG
SAID NORTH LINE A DISTANCE OF 72.14 FEET TO THE WESTERLY RIGHT-OF-WAY
LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTHERLY ALONG SAID
WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 23°52'31" EAST, A DISTANCE OF 2132.25 FEET;
- 2) SOUTH 22°22'47" EAST, A DISTANCE OF 357.84 FEET TO A NON-TANGENT POINT
OF CURVE, FROM WHICH THE RADIAL LINE BEARS SOUTH 70°37'27" WEST;
- 3) SOUTHEASTERLY 102.50 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE
TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°35'29", A RADIUS OF 2287.01 FEET
AND A CHORD WHICH BEARS SOUTH 18°04'50" EAST, A DISTANCE OF 102.49 FEET
TO A NON-TANGENT POINT;
- 4) SOUTH 13°46'53" EAST, A DISTANCE OF 357.94 FEET;
- 5) SOUTH 12°17'06" EAST, A DISTANCE OF 828.05 FEET TO THE WESTERLY LINE
OF THAT TRACT OF LAND DESCRIBED IN BOOK 3476 AT PAGE 263 IN THE
RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER;
- 6) THENCE SOUTH 07°08'39" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF
898.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF SAID SECTION 8;
THENCE SOUTH 89°17'21" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF
1299.10 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF
THE SOUTHEAST QUARTER; THENCE SOUTH 89°11'15" WEST, ALONG THE SOUTH
LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID
SECTION 8, A DISTANCE OF 568.24 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY
LINE OF OLD PUEBLO ROAD; THENCE NORTH 18°08'27" WEST, ALONG SAID
NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 235.23 FEET; THENCE
NORTH 20°43'28" WEST, CONTINUING ALONG SAID NORTHEASTERLY
RIGHT-OF-WAY LINE, A DISTANCE OF 1180.74 FEET TO A POINT ON THE SOUTH
LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH
89°09'24" WEST, ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER, A
DISTANCE OF 205.51 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF
THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 00°32'38" WEST,
ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, A
DISTANCE OF 2631.17 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF
THE NORTHWEST QUARTER; THENCE NORTH 88°08'55" EAST, ALONG THE NORTH
LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1320.88
FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS A GROSS AREA OF 179.864
ACRES OR 7,834,871 SQUARE FEET, MORE OR LESS.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED
PROPERTY DESCRIBED IN THAT DEED RECORDED IN BOOK 5804 AT PAGE 1268,
SAID EL PASO COUNTY RECORDS, SAID TRACT BEING 100 FEET IN WIDTH AND
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE
EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8:

NORTH 00°32'38" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE
OF 299.18 FEET; THENCE SOUTH 20°48'34" EAST, A DISTANCE OF 829.25 FEET TO
THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER; THENCE
SOUTH 89°09'24" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 106.37 FEET;
THENCE NORTH 20°46'34" WEST, A DISTANCE OF 522.26 FEET TO THE POINT OF
BEGINNING.

THE ABOVE DESCRIBED EXCEPTED TRACT CONTAINS 1.552 ACRES OR
67,805 SQUARE FEET, MORE OR LESS.

THE NET AREA OF THE ABOVE DESCRIBED PROPERTY IS 178.312 ACRES OR
7,767,066 SQUARE FEET MORE OR LESS.