

**FIRST AMENDMENT TO DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS
AND
EASEMENTS
FOR
SANTA FE ESTATES**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SANTA FE ESTATES (the "Declaration") is made, effective as of the date of its recording in the real property records of Santa Fe County, New Mexico, by **Santa Fe Estates, Incorporated**, a New Mexico corporation ("Declarant"), **BT Homes, Inc.**, a New Mexico corporation ("BT Homes"), **Sun Mountain Estates, Inc.**, a New Mexico corporation ("Sun Mountain"), **William W. Chapman and Maria L. Chapman**, husband and wife ("Chapman"), and **Mark E. Brooks and Renee C. Brooks**, husband and wife ("Brooks"), and is consented to by the **City of Santa Fe** (the "City").

Introductory Recitals

A. Declarant, with the consent of the City, previously executed that certain Declaration of Covenants, Conditions, Restrictions and Easements for Santa Fe Estates (the "Declaration"), and caused such Declaration to be recorded in Book 2701, page 875, in the records of Santa Fe County, New Mexico;

B. The Declaration was imposed upon, and burdens and benefits, all of the real property located in and comprising the Santa Fe Estates Master Plan Area, as defined in Section 1.23 of the Declaration;

C. The Declarant, BT Homes Sun Mountain, Chapman and Brooks, as the owners and holders of record title to all of the real estate burdened and benefited by the Declaration, and, subject to and with the consent of the City of Santa Fe, desire to amend the Declaration to change the name by which the development of the real property subject to the Declaration shall be known from "Santa Fe Estates" to "Las Estrellas."

NOW, THEREFORE, the Declaration is and shall be amended as follows:

1. The title of the Declaration shall be amended in its entirety to read as follows:

**DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS
AND
EASEMENTS
FOR**

SFC CLERK RECORDED 06/17/2004

LAS ESTRELLAS

2. The introductory paragraph of the Declaration shall be amended in its entirety to read as follows:

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAS ESTRELLAS (the "Declaration") is made, effective as of the date of its recording in the real property records of Santa Fe County, New Mexico, by **Santa Fe Estates, Incorporated**, a New Mexico corporation ("Declarant").

3. Section 1.3 of the Declaration shall be amended in its entirety to read as follows:

1.3 "Association" shall mean the Las Estrellas Master Association, Inc., a New Mexico non-profit corporation, and any successor association.

4. Section 1.9 of the Declaration shall be amended in its entirety to read as follows:

1.9 "Declaration" shall mean this Declaration of Covenants, Conditions, Restrictions and Easements for Las Estrellas, as the same may be amended from time to time as herein provided.

5. The following shall be added to the Declaration as a new Section 9.5:

9.5 Name of Development. The name by which the overall development of the real property that is subject to this Declaration shall be known and referred to is "Las Estrellas."

6. Except as amended above, the Declaration is ratified and confirmed in its entirety

IN WITNESS WHEREOF, the undersigned does hereby make this First Amendment and has caused this First Amendment to be executed as of the dates indicated, but to be effective as of the date of the recording of this First Amendment in the real property records of Santa Fe County, New Mexico.

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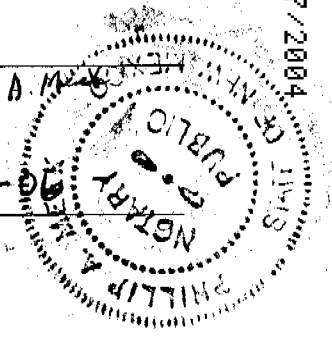
Sun Mountain Estates, Inc.,
a New Mexico corporation

By: *William Chapman*
(Signature)
Name Printed: WILLIAM CHAPMAN
Title: PRESIDENT

THE STATE OF NEW MEXICO)
) ss:
COUNTY OF SANTA FE)

This instrument was acknowledged before me the 27th day of May, 2004, by
William Chapman, _____ of Sun
Mountain Estates, Inc., a New Mexico corporation.

Phillip A. Meigs
Notary Public in and for
The State of New Mexico
My commission expires: 4-25-06



SFC CLERK RECORDED 06/17/2004

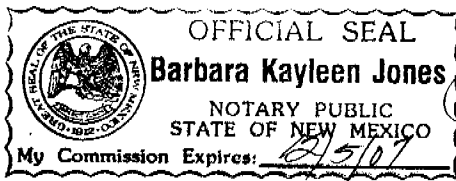
Mark E. Brooks
Mark E. Brooks

Renee C. Brooks
Renee C. Brooks

THE STATE OF NEW MEXICO)
)
COUNTY OF SANTA FE)

ss:

This instrument was acknowledged before me the 16th day of June, 2004, by Mark E. Brooks.



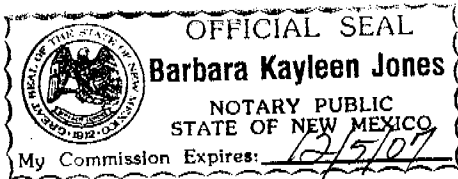
Barbara Kayleen Jones
Notary Public in and for
The State of New Mexico

My commission expires: 12/5/07

THE STATE OF NEW MEXICO)
)
COUNTY OF SANTA FE)

ss:

This instrument was acknowledged before me the 16th day of June, 2004, by Renee C. Brooks.



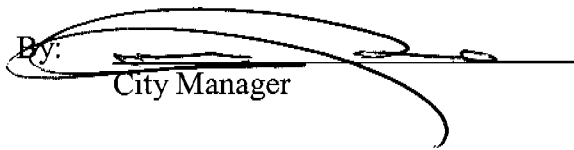
Barbara Kayleen Jones
Notary Public in and for
The State of New Mexico

My commission expires: 12/5/07

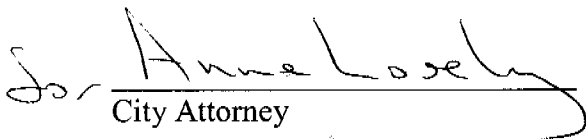
SFC CLERK RECORDED 06/17/2004

Consented to this 10th day of June, 2004.

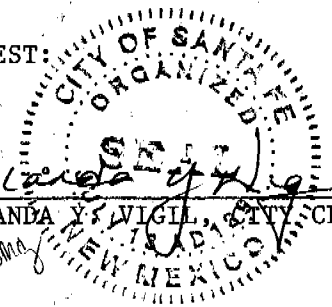
The City of Santa Fe

By: 
City Manager

Approved as to form:

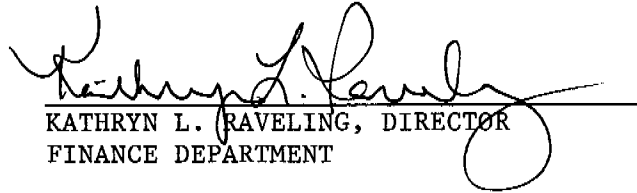

City Attorney

ATTEST:



YOLANDA Y. VIGIL, CITY CLERK

APPROVED:

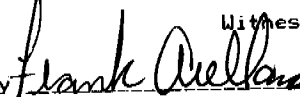

KATHRYN L. RAVELING, DIRECTOR
FINANCE DEPARTMENT

SFC CLERK RECORDED 06/17/2004

COUNTY OF SANTA FE) AMENDMENT
STATE OF NEW MEXICO) ss PAGES: 8

I Hereby Certify That This Instrument Was Filed for
Record On The 17TH Day Of June, A.D., 2004 at 10:55
And Was Duly Recorded as Instrument # **1333331**
Of The Records Of Santa Fe County



Witness My Hand And Seal Of Office
Rebecca Bustamante
Deputy  County Clerk, Santa Fe, NM