



**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF FARMER'S GROVE**

This First Amendment to the Declaration of Covenants, Conditions, and Restrictions of Farmer's Grove ("First Amendment") is made and entered into at Breckenridge, Colorado, as of the 5<sup>th</sup> day of October, 2017, by the Lot Owners ("Owners") of Farmer's Grove Association, Inc., a Colorado non-profit corporation ("Association").

**RECITALS**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Farmer's Grove (the "Declaration") was recorded in the records of Summit County on April 19, 2001, at Reception No. 650379;

WHEREAS, the Declaration provides, in Section 13.3 that the Declaration may be amended by an instrument signed by not less than sixty-seven percent (67%) of the Owners; and

WHEREAS, the Owners wish to amend the Declaration, as more particularly set forth herein.

**AMENDMENT**

NOW, THEREFORE, the Owners hereby amend the Declaration as follows:

1. Section 8.2 of the Declaration is deleted in its entirety and the following Section 8.2 is substituted in its place:

**"8.2 Exterior Maintenance.**


- (a) In addition to maintenance of and improvements to the Open Space, the Association shall maintain all common drainage and water quality control facilities on the Property. All areas excluded from maintenance responsibility by the Association shall be the responsibility of each Lot Owner.
- (b) The Association shall maintain common landscaped areas consistent with the Farmer's Grove Landscape Plan and the Farmer's Grove Governmental Covenants and Agreements.
- (c) In the event that the need for maintenance, repair or replacement of any of the foregoing is caused through the willful or negligent acts of the family, tenants or invitees of an Owner, the cost of such maintenance shall be added to and become part of the assessment for the Lot owned by said Owner."

2. All other terms and provisions of the Declaration shall remain in full force and effect.

**CERTIFICATION**

The President of Farmer’s Grove Association, Inc., by his signature below, hereby certifies, affirms and attests that this First Amendment to the Declaration of Covenants, Conditions, and Restrictions of Farmer’s Grove, has been approved and adopted by no less than sixty-seven percent (67%) of the Owners, and that the signatures of the Owners approving such amendment are attached hereto.

FARMER’S GROVE ASSOCIATION,  
INC., a Colorado nonprofit corporation

By:   
Alex Gelb, President

STATE OF Colorado )  
 ) ss.  
COUNTY OF Summit )

The foregoing instrument was acknowledged before me this 5th day of October, 2017 by Alex Gelb, as President of the Farmer’s Grove Association, Inc., a Colorado non-profit corporation.

Witness my hand and official seal.  
My Commission Expires: 11/8/2020

  
Notary Public

