



1231644

Kathleen Neel - Summit County Recorder

**LIMITED AMENDMENT
TO THE
DECLARATION FOR HIGHLAND GREENS**

THIS AMENDMENT is made this 24 day of MARCH, 2020.

RECITALS

A. Highland Green, LLC, the original Declarant, created Highland Greens Townhome Association, Inc. by recording a Declaration for Highland Greens in the real property records of the County of Summit, State of Colorado, at Reception No. 663477, on September 26, 2001, as amended (the "Declaration").

B. The Declaration provides for and allows for this Amendment (the "Amendment") in Article 17, Section 17.1, which provides as follows:

Except for those matters governed by Section 19.2 hereof, the provisions of this Declaration may be amended, in whole or in part, at any time and from time to time, by an instrument approved in writing by not less than 67% of the members.

C. All Owners are aware of the provisions of the Declaration allowing for amendment, by virtue of the record notice of the Declaration, by acts and disclosures, newsletters or notices of the Association and by other means.

D. This Amendment has been prepared and determined by the Association and by the Owners that have approved this Amendment to be reasonable and not burdensome.

E. The purpose of this Amendment is to clarify maintenance obligations as outlined in the Declaration.

F. The undersigned, being the President and Secretary of the Association, hereby certify that 67% of the Owners have consented and agreed to this Amendment. Alternatively, the Association has obtained approval for this proposed Amendment pursuant to the terms and conditions of the Colorado Common Interest Ownership Act.

NOW THEREFORE,

I. Amendments. The Declaration is hereby amended as follows:

(a) Deletion. The words "and glass" are hereby deleted from Article 2, subsection (a) of the First Amendment to Declaration for Highland Green, recorded at Reception No. 798956 in the real property records of the County of Summit, State of Colorado on August 16, 2005.

(b) **Addition.** Article 6, Section 6.2 speaks to Owner maintenance obligations in the community. The Association is increasing Owner maintenance obligations by adding the following Article 6, Section 6.2(g). Owners are now also responsible for the following maintenance:

(g) window frames and glass, with the exception of painting, staining, or resurfacing of the exterior wooden frames surrounding the windows as outlined in the First Amendment to the Declaration for Highland Green.

II. No Other Amendments. Except as amended by the terms of this Amendment and previous amendments, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment is executed by the undersigned.

HIGHLAND GREENS TOWNHOME ASSOCIATION, INC., a Colorado nonprofit corporation

By: [Signature]
President

By: [Signature]
Secretary

Pennsylvania
STATE OF ~~COLORADO~~)
) ss.
COUNTY OF Washington)

The foregoing was acknowledged before me this 24th day of March, 2020, by Jeffrey Underwood, President of Highland Greens Townhome Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: 10-9-2020

[Signature]
Notary Public

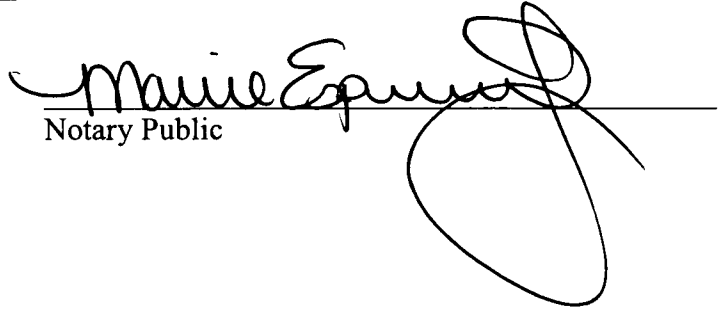
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lisa J. Marchando, Notary Public
Peters Twp., Washington County
My Commission Expires Oct. 9, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing was acknowledged before me this 11th day of May, 20 , by Robert Roy Miller, Secretary of Highland Greens Townhome Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: 02-11-24

MARIE ESPINOZA
Notary Public
State of Colorado
Notary ID # 20164005724
My Commission Expires 02-11-2024


Notary Public

AFTER RECORDING RETURN TO:
Altitude Community Law P.C.
555 Zang Street, Suite 100
Lakewood, CO 80228
Attn: MSD