

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

**LIMITED AMENDMENT
TO THE
SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR ROLLING HILLS RANCH PATIO HOMES II**

THIS AMENDMENT is made this 8 day of October, 2020.

RECITALS

A. The Rolling Hills Ranch Patio Homes II community ("Community") was created by the recording of that certain Supplemental Declaration of Covenants, Conditions and Restrictions for Rolling Hills Ranch Patio Homes II on August 28, 2002 at Reception No. 2982241 in the records in the office of the Clerk and Recorder for Weld County, Colorado (as subsequently amended and supplemented, the "Original Declaration").

B. The Original Declaration provides for and allows for this Limited Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Rolling Hills Ranch Patio Homes II ("Limited Amendment") in Article 13, Section 13.5, which provides in relevant part as follows:

Except as otherwise provided in the this Declaration or the Act, this Declaration may be amended at any time by a written and recorded instrument containing the consents of the then record Owners of sixty-seven percent (67%) of the Units subject to this Declaration, including at least a majority of these Owners other than Declarant.

C. All Owners are aware of the provisions of the Original Declaration allowing for amendment, by virtue of the record notice of the Original 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 Limited Amendment to be reasonable and not burdensome.

E. The purpose of this Limited Amendment is to shift the maintenance obligations to the individual Unit Owners from Association so that the Owners will be responsible for maintaining the roofs, gutters, exterior wall materials, trim and other exterior surfaces of Residences.

F. The undersigned, being the President and Secretary of the Association, hereby certify that Owners to which at least sixty-seven percent of the votes in the

Association are allocated have consented and approved this Limited Amendment. The ballots showing the consent of at least 67% of the Owners are attached as an exhibit and recorded along with this Limited Amendment. Alternatively, the Association has obtained approval for this proposed Amendment pursuant to the terms and conditions of the Colorado Common Interest Ownership Act.

G. As amended by this Amendment, the Original Declaration is referred to as the "Declaration."

NOW THEREFORE,

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

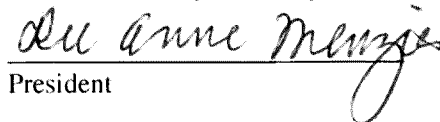
(a) Repeal and Restatement. Article 5, Section 5.2.1 is repealed in its entirety and restated as follows:

5.2.1 Residences. Except as provided below, the Association shall maintain the exterior of the Residence in this Neighborhood limited only to the painting and/or staining of the exterior of the Residences, including exterior wall materials and trim. Notwithstanding the foregoing, Unit Owners shall maintain, replace and repair, except for painting and staining, the roofs, gutters, exterior wall materials, trim, windows, glass surfaces, doors (including garage doors), screens, skylights and patio areas on, in or about their Residences. Unit Owners are responsible for the interior of their Residences and all other maintenance and repair of their Residence which is not otherwise the responsibility of the Association under this Declaration.

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.

**Rolling Hills Ranch Patio Homes II
Association,**
a Colorado nonprofit corporation


President

Secretary



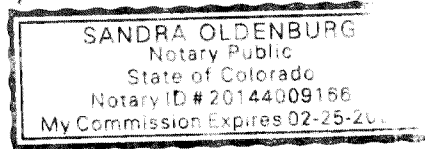
STATE OF COLORADO)
) ss.
COUNTY OF Laurelmead)

The foregoing was acknowledged before me this 9 day of October, 2020, by Del Menzies, as President of the Rolling Hills Ranch Patio Homes II Association, a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: 2-25-22

[Signature]

Notary Public



STATE OF COLORADO)
) ss.
COUNTY OF Laurelmead)

The foregoing was acknowledged before me this 9 day of October, 2020, by Phil True, as Secretary of Rolling Hills Ranch Patio Homes II Association, a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: 2-25-22

[Signature]

Notary Public

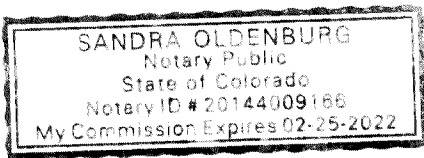


Exhibit A

Ballots for Limited Amendment Vote