

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
DOUGLASS RANCH**

THIS AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR DOUGLASS RANCH is made on the date hereinafter set forth by the Douglass Ranch Property Owners Association, Inc., a Colorado nonprofit corporation ("Association").

RECITALS

A. The Declaration of Protective Covenants Conditions and Restrictions for Douglass Ranch was recorded on April 21, 1989 at Reception No. 89033830 in the real property records of Jefferson County, Colorado; as amended by that particular Supplementary Declaration of Covenants, Design Review Standards for Douglass Ranch Property Owners Association was recorded on October 5, 1995 at Reception No. F0126148 in the real property records of Jefferson County, Colorado (the "Design Review Standards Declaration"); as amended by that particular Supplemental Declaration of Protective Covenants, Conditions and Restrictions for Douglass Ranch recorded on October 13, 1995 at Reception No. F0129285 in the real property records of Jefferson, County, Colorado; as amended by that particular Certificate of Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for Douglass Ranch recorded on April 14, 2008 at Reception No. 2008035474 in the real property records of Jefferson County, Colorado; as amended by that particular Limited Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for Douglass Ranch recorded on May 30, 2013 at Reception No. 2013064605 in the real property records of Jefferson County, Colorado (collectively, the "Declaration").

B. The Association is without information as to whether the Design Review Standards Declaration was properly adopted as an amendment to the Declaration, but it has been treated as a valid amendment to the Declaration.

C. The Association and Owners desire to amend the Declaration by the deletion of the Design Review Standards Declaration in its entirety so that the Association's design standards may be updated to reflect the age of the community and current building trends, subject to owner approval requirements established by the Association's Board of Directors.

D. The Association and Owners desire to further amend the Declaration to remove the requirement to obtain the written consent from the holders of recorded first mortgages on seventy-five percent (75%) of the Lots in order to amend the Declaration.

E. Section 9.2 of the Declaration provides that the Declaration may be amended by the affirmative vote of Owners holding at seventy-five percent (75%) of the total Association vote and the written consent from the holders of recorded first mortgages on seventy-five percent (75%) of the Lots.

F. C.R.S. 38-33.3-217 provides that a provision in a declaration that requires more than sixty-seven percent (67%) approval to amend is void, and shall be deemed to specify a percentage of sixty-seven percent (67%).

G. Owners holding at least sixty-seven percent (67%) percent of the total Association vote have approved this amendment by affirmative vote or by written consent, and the Association has obtained the requisite consent of first mortgage holders pursuant to C.R.S. § 38-33.3-217(1)(b), or alternatively, a court entered by the District Court of Jefferson County, Colorado pursuant to C.R.S. § 38-33.3-217(7) has been entered approving this amendment to the Declaration.

THEREFORE, the Declaration is hereby amended as follows:

1. The Design Review Standards Declaration shall be deleted from the Declaration in its entirety.

2. Section 9.2 of the Declaration is deleted in its entirety, and replaced with the following:

9.2 Amendment. Owners may amend the covenants and restrictions of this Declaration at any time, as follows:

- A. By written approval of Owners to whom at least sixty-seven percent (67%) of the votes in the Association are allocated.
- B. Any amendment shall be effective upon being properly recorded in the records of the Clerk and Recorder of Jefferson County.
- C. Upon instruction from the Board of Directors, the President and Secretary of the Association may certify to their receipt and review of the necessary number of written approvals and that the appropriate number of Owners approved the amendment, in lieu of recording individual signatures.
- D. Where a Lot is owned by more than one (1) person, the approval of any amendment or revocation shall be valid if approved by any one (1) Owner. Where a Lot is owned by an entity, the entity may approve the amendment through action of a duly authorized representative. Signatures need not be notarized. The signature need not be identical to the name of the recorded Owner, but shall be sufficiently close as to be identified as a proper signature of such person. The records verifying approval by the Owners, including originals of all signatures, shall be retained for a period of three (3) years after the date of recording the amendment.

MISCELLANEOUS

1. This amendment is limited to the revisions noted above. All other covenants, restrictions, and conditions contained in the Declaration remain in full force and effect unless otherwise amended by a separate amendment.

2. All challenges to the validity of this amendment must be made within one (1) year after the date of recording of this document. The covenants and restrictions of the Declaration shall run with and bind the property in perpetuity.

Dated: 2-15-2019

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION, INC.

By: [Signature]
President

STATE OF COLORADO)
COUNTY OF Jefferson)

The foregoing was acknowledged before me this 15th day of February, 2019, by Gary Lenhart as President of Douglass Ranch Property Owners Association, Inc., a Colorado non-profit corporation.

Witness my hand and official seal.

[Signature]
Notary

My Commission Expires: 4/27/22

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION, INC.

By: [Signature]
Secretary

STATE OF COLORADO)
COUNTY OF Jefferson)

The foregoing was acknowledged before me this 27 day of Feb, 2019 by Aaron Reilly as Secretary of Douglass Ranch Property Owners Association, Inc., a Colorado non-profit corporation.

Witness my hand and official seal.

[Signature]
Notary

My Commission Expires: 7/27/22

KAITLAN TOWNSEND
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184018382
MY COMMISSION EXPIRES 04/27/2022

ELIZABETH RAELE MILLER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184029759
MY COMMISSION EXPIRES JUL 27, 2022