

**AMENDMENT TO THE
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE COTTON
RANCH**

THIS AMENDMENT ("Amendment") is effective upon recording in the real property records of Eagle County, Colorado.

RECITALS

A. The Declaration of Protective Covenants, Conditions and Restrictions of the Cotton Ranch was recorded on October 30, 1995, at Reception Number 575562 in the Office of the Clerk and Recorder of Eagle County, Colorado ("Declaration").

B. Article IX, Section 2 of the Declaration provides that "[t]he covenants contained in this instrument shall terminate thirty years after the date of execution of this instrument, or at the time of final dissolution of the Association, whichever shall first occur."

C. Article IX, Section 2 of the Declaration further provides that the Declaration and covenants may be amended by a vote of two-thirds of the votes entitled to be cast by members of the Association at an annual or special meeting thereof.

D. The Association and members desire to amend Article IX, Section 2 of the Declaration as forth below.

E. Members representing at least two-thirds of the votes entitled to be cast have approved this Amendment and have determined this Amendment to be reasonable and not burdensome.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. **Amendment.** Article IX, Section 2 of the Declaration is amended by deleting that section in its entirety and substituting therefor the following:

Duration and Amendment of Covenants. The covenants, conditions and restrictions contained in the Declaration will run with and bind the property in perpetuity unless terminated in accordance with the Colorado Common Interest Ownership Act, C.R.S. § 38-33.3-218, or as otherwise provided or required by law. The covenants, conditions and restrictions may be amended by the affirmative vote, written consent, or combination of affirmative vote and written consent of members representing at least two-thirds of the votes entitled to be cast. Notice of any meeting at which a proposed amendment will be considered will state the fact of consideration and the subject matter of the proposed amendment. No amendment will be effective until certified by the President and Secretary of the Association, or such other officers as designated by the Board, and recorded in the Eagle County, Colorado real property records

2. **No Other Amendments.** Except as amended by the terms of this Amendment, the Declaration will remain in full force and effect.

3. **Effective Date.** This Amendment will be effective upon recording.

[signature on next page]

IN WITNESS WHEREOF, the undersigned officer of Cotton Ranch Homeowners Association hereby certifies that this Amendment was approved by members representing at least two-thirds of the votes entitled to be cast at an annual or special meeting thereof.

This 27 day of MARCH, 2024.

COTTON RANCH HOMEOWNERS ASSOCIATION

By: *Allen Barrows*
President

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing Amendment to the Declaration was acknowledged before me by Allen Barrows, as President of Cotton Ranch Homeowners Association, a Colorado nonprofit corporation, this 28 day of March, 2024.

Aidan Tanner
Notary Public

My commission expires:

September 30 2026

