

**NOTICE REGARDING THE DECLARATIONS OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
BECKWITH MOUNTAIN RANCH**

This Notice regarding the Declarations of Covenants, Conditions and Restrictions for Beckwith Mountain Ranch is effective upon recording.

RECITALS

- A. Beckwith Mountain Ranch Company, LLC, a Colorado limited liability company, recorded the Declaration of Covenants, Conditions and Restrictions for Beckwith Mountain Ranch (the "Declaration Filing No. 1") on July 14, 1995, at Reception No. 635028 with the Fremont County Clerk and Recorder.
- B. Beckwith Mountain Ranch Company, LLC recorded the Declaration of Covenants, Conditions and Restrictions for Beckwith Mountain Ranch Filing No. 2 on September 3, 1996 at Reception No. 173685 with the Custer County Clerk and Recorder and on September 4, 1996 at Reception No. 652451 with the Fremont County Clerk and Recorder (the "Declaration Filing No. 2").
- C. Beckwith Mountain Ranch Company, LLC recorded the Declaration of Covenants, Conditions and Restrictions for Beckwith Mountain Ranch Filing No. 3 on February 26, 1998 at Reception No. 178107 with the Custer County Clerk and Recorder and on March 2, 1998 at Reception No. 675025 with the Fremont County Clerk and Recorder (the "Declaration Filing No. 3").
- D. Beckwith Mountain Ranch Company, LLC recorded the Declaration of Covenants, Conditions and Restrictions for Beckwith Mountain Ranch Filing No. 4 on August 1, 2000 at Reception No. 185959 with the Custer County Clerk and Recorder and on August 4, 2000 at Reception No. 178089 with the Fremont County Clerk and Recorder (the "Declaration Filing No. 4").
- E. The Beckwith Mountain Ranch Property Owners' Association, Inc., a Colorado nonprofit corporation (the "Association"), recorded an amendment to the Declarations for Filings No. 1, No. 2, No. 3, and No. 4, recorded on September 1, 2008 at Reception No. 855474 with the Fremont County Clerk and Recorder and on September 1, 2008 at Reception No. 211135 with the Custer County Clerk and Recorder (the "2008 Amendment").
- F. The Association has determined that the 2008 Amendment did not receive the approval of the requisite number of Lots in each filing.

NOW THEREFORE, the Association are hereby provides the following notice:

1. All changes to the Declaration introduced by the 2008 Amendment are not considered effective. Except as may have been otherwise modified by subsequent amendments, the provisions of Declaration Filing No. 1, Declaration Filing No. 2, Declaration Filing No. 3, and Declaration Filing No. 4 remain as written.

[Signatures on following page]

BECKWITH MOUNTAIN RANCH PROPERTY
OWNERS' ASSOCIATION, INC.

By:

President

STATE OF COLORADO)
) ss.
COUNTY OF Custer)

The foregoing was acknowledged before me this 13th day of December,
2018, by Clara Epstein, as president of the Beckwith Mountain Ranch
Property Owners' Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: May 20 2022.

Lori Louise Bistodeau
Notary Public

LORI LOUISE BISTODEAU
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144020415
MY COMMISSION EXPIRES MAY 20, 2022