

CERTIFICATE OF ADOPTION OF
AMENDMENT TO
COMMON INTEREST COMMUNITY DECLARATION OF
HIGH PARK ROAD ASSOCIATION

The undersigned, Julie Wagner, as Secretary of High Park Road Association hereby certifies that, among other actions taken, the following resolution approving an amendment to the Common Interest Community Declaration for High Park Road Association recorded in the Office of the County Clerk and Recorder for Delta County, Colorado, on August 17, 2022, Reception No. 741530, was adopted by the Members of said Association at a meeting of the Members duly called and convened on August 13, 2022:

Upon duly made, seconded, and carried, the following resolution was approved by 67% of the members of High Park Road Association. RESOLVED BY THE MEMBERS OF HIGH PARK ROAD ASSOCIATION THAT THE Common Interest Community Declaration for High Park Road Association is hereby amended as follows:

See attached page

AMENDMENT TO
COMMON INTEREST COMMUNITY DECLARATION OF
HIGH PARK ROAD ASSOCIATION

Amendment No. 1: Section 2 of Article IX, of the Common Interest Community Declaration for High Park Road Association is hereby amended to read in its entirety as follows:

Section 2. Except as otherwise provided hereinbelow, all lots in said subdivision shall be known and designed as residential lots and no structures shall be erected, altered, placed or permitted to remain on any lot other than *one detached single-family main dwelling, one guest house, a private garage and other outbuildings incidental to residential use of said lot.*

Amendment No. 2: Section 3 of Article IX, of the Common Interest Community Declaration for High Park Road Association is hereby amended to read in its entirety as follows:

Section 3. All dwellings, garages and other outbuildings constructed upon the lots covered by these covenants shall be of good quality of workmanship and material. *Two residential dwellings are allowed: a main residence and a guest house. The floor space of main residential dwelling shall not be less than 600 square feet. The floor space of the guest house shall not be less than 300 square feet.* In this regard the construction of any structure upon any lot shall be completed with reasonable diligence after commencement of said structure. The exterior of any building constructed on any of the Units of the High Park Road Association shall be constructed in accordance with a design and using materials which will blend with the existing natural surroundings of trees, rocks and earth. Examples of suitable materials for the roof would be slate, metal, fiber glass, concrete tile, fire resistant composition or synthetic shingles or other fire proof or fire resistant materials, in suitably bonded or impregnated neutral or earth tone, non-glare colors such as tan, brown, reddish brown, gray, or a dark or dusky green. Wooden shingles are not permitted unless thoroughly impregnated with a fireproofing material. Suitable construction materials for the sides or siding of the building would be logs, log siding, native rock or stone, wood siding or simulated wood siding, stucco, steel siding or other fire proof or fire resistant materials, in similar colors or natural stains. It is the intention of the Declarants in adopting this covenant to provide for the construction of residential structures which are compatible with the surrounding forest environment. Prior to the beginning of construction, the owner of the Unit upon which any building is to be constructed shall submit plans, or a design or sketch of the planned residence sufficient to show the composition of the roof and exterior of the building, with a list of the exterior facing materials and the colors to be used. Samples may also be submitted to illustrate the materials and or colors to be used. The plans or the design or sketch and list of materials indicating their colors, shall be dated, signed and marked "Approved" by either the President or Vice President of the High Park Road Association, or a person designated by its Board of Directors to do so, prior to the beginning of construction.

Amendment No. 3: Section 6 of Article IX, of the Common Interest Community Declaration for High Park Road Association is hereby amended to read in its entirety as follows:

Section 6. Further subdivision of any unit is prohibited.

Amendment No. 4: Article XII, of the Common Interest Community Declaration for High Park Road Association is hereby amended to read in its entirety as follows:

This declaration may be amended or repealed, in whole or in part, only in accordance with the provisions of C.R.S. 38-33.3-217, as amended.

RECEPTION#: 741530, 08/17/2022 at
11:07:00 AM, 1, R \$13.00
TERI A. STEPHENSON, DELTA COUNTY,
CO CLERK AND RECORDER

