

**AFFIDAVIT CORRECTING SCRIVENER'S ERROR IN  
SECOND AMENDED AND RESTATED  
DECLARATION OF PROTECTIVE COVENANTS  
FOR  
COLOROW AT SQUAW CREEK**

STATE OF COLORADO                     )  
  ) ss.  
COUNTY OF EAGLE                     )

Diane R. Larsen ("Affiant"), attorney-at-law licensed to practice in Colorado, states as follows:

1. This affidavit is given pursuant to C.R.S. §38-35-109(5)(b)(IV) to correct a scrivener's error.
2. Affiant drafted the **SECOND AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR COLOROW AT SQUAW CREEK** recorded on June 9, 2025 at Reception No. 202507461 (the "Declaration") and presented same to the President of Colorow at Squaw Creek Homeowners Association (the "Association") for certification and execution. After such certification and execution, Affiant caused the Declaration to be recorded in the records of Eagle County, Colorado, on behalf of the Association.
3. It has come to Affiant's attention that, due to Affiant's scrivener's error, section 8.4 of the recorded Declaration is set forth incorrectly.
4. After checking Affiant's drafting notes and earlier versions of said section 8.4, Affiant declares that said section 8.4 shall be and is hereby corrected and amended to read in its entirety as follows:

8.4 Budget Adoption and Ratification. Within ninety days after adoption of a proposed budget for the Association, the Executive Board shall mail to each Owner, by ordinary first-class mail, or otherwise deliver, including posting the proposed budget on the association's website, a summary of the budget and shall set a date for a meeting of the Owners to consider the budget. The meeting must occur within a reasonable time after mailing or other delivery of the summary, or as allowed for in the Bylaws. The Executive Board shall give notice to the Owners of the meeting as allowed for in the Bylaws. The budget proposed by the Executive Board does not require approval from the Owners and it will be deemed approved by the Owners in the absence of a veto by at least eighty percent of all Owners at the noticed meeting, whether or not a quorum is present. If the proposed budget is vetoed, the periodic budget last proposed by the Executive Board and not vetoed by the Owners continues until a subsequent budget proposed by the Executive Board is not vetoed by the Owners as provided above.

5. The lands and owners that may be affected by the above-stated facts are all of the lands and owners from time to time of properties lying within Colorow at Squaw Creek Subdivision, Eagle County, Colorado.

6. Affiant has actual knowledge of, and is competent to testify to, the facts hereinabove stated.

I declare under penalty of perjury under the laws of the State of Colorado that the foregoing is true and correct.

Diane R. Larsen  
Diane R. Larsen

Subscribed and sworn to before me this 10 day of December, 2025 by Diane R. Larsen.

Witness my hand and official seal.

My commission expires: 09-19-2026

Christy Davis  
Notary Public

