

AFTER RECORDING RETURN TO:
Altitude Community Law P.C.
555 Zang Street, Suite 100
Lakewood, CO 80228
Attr: DAF

**LIMITED AMENDMENT TO THE
COVENANTS AND RESTRICTIONS OF LAKE OF THE ROCKIES**

THIS AMENDMENT is made this 24th day of December, 2022.

RECITALS

A. Century at LOR, LLC created LAKE OF THE ROCKIES METROPOLITAN DISTRICT ("Community") by recording a Declaration of Covenants, Conditions and Restrictions of Lake of the Rockies Metropolitan District, in the real property records of the County of El Paso, State of Colorado, at Reception No. 215123197, on November 12, 2015 (the "Declaration").

B. Lake of the Rockies Metropolitan District, is a successor Master Declarant as defined under the Colorado Common Interest Ownership Act; and

C. The Declaration provides for and allows for this Limited Amendment to the Declaration of Covenants, Conditions, and Restrictions of Lake of the Rockies Metropolitan District (the "Amendment") in Article 5, Section 5.6, which provides as follows:

Each and every provision of these Covenants shall run with and bind the Property perpetually from the date of recording of these Covenants. Subject to subsection 5.6.2 of these Covenants, these Covenants may be amended, supplemented and/or terminated, by the affirmative vote or agreement of the Owners of sixty-seven percent (67%) of the Units. Notwithstanding the foregoing, the Metropolitan District shall not be required to comply with or enforce any Owner-adopted amendments, supplements or termination, until such time as the governing board of the Metropolitan District receives a recorded copy of such amendment, supplement and/or termination, and shall not be required to enforce any such amendments or supplements that are ultra vires.

D. All Owners are aware of the provisions of the Declaration allowing for amendment, by virtue of the record notice of the Declaration, by acts and disclosures, newsletters or notices of the Association and by other means.

E. This Limited Amendment has been prepared and determined by the Association and by the Owners that have approved this Limited Amendment to be reasonable and not burdensome.

F. The purpose of this Limited Amendment is to prohibit short term transient type rentals shorter than 30 days.

G. The undersigned, being the Directors of the Association, hereby certify that Owners representing at least 67% of the Association votes have consented and agreed to this Limited Amendment.

H. As amended by this Limited Amendment, this amendment shall become part of and incorporated into the "Declaration."

NOW THEREFORE, The Declaration shall be amended as follows:

I. Amendment. Article 3, Section 3.13 is hereby deleted in its entirety and replaced as follows:

3.13.1 Leases/Occupancies. The term "lease" as used herein, shall include any agreement for leasing, rental or occupancy of a Unit, or any portion thereof, and shall specifically include month-to-month rentals and subleases of not less than 30 days. Any Owner shall have the right to lease their Unit, or any portion thereof, as long as all leases, rental or occupancy agreements provide that the lease, rental or occupancy agreement and the lessee's or occupant's occupancy of the leased premise, are subject in all respects to the Governing Documents; and that any failure by the lessee or occupant to comply with any of the Governing Documents, in any respect, shall be a default in the lease or rental or occupancy agreement. Notwithstanding the preceding, the occupancy of a room or portion of the home while the owner resides simultaneously in the home shall be permitted.

3.13.2 Short Term Occupancies. Short term occupancies and rentals of Units and residences are prohibited. The use of sites such as VRBO, Airbnb, HomeAway, and other such online rental sites to market short term rentals in the community shall be prohibited. No Owner shall permit an occupancy of a Unit for compensation for an initial term of less than 30 days.

II. No Further Amendments. Except as expressly amended herein, the Declaration shall remain in full force and affect and shall remain unamended.

[No Further Text This Page]

