

**FIRST AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF PROTECTICE COVENANTS
OF ROSEWOOD HILLS
TELLER COUNTY, COLORADO**

THIS FIRST AMENDMENT to the AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS OF ROSEWOOD HILLS ("First Amendment"), is made effective as of the 23rd day of July, 2024, by the Rosewood Hills Property and Homeowners Association, a Colorado nonprofit corporation (the "Association").

WITNESSETH:

WHEREAS, the Association recorded the Amended and Restated Declaration of Protective Covenants of Rosewood Hills on October 23, 2020, at Reception Number 731098 in the real property records of Teller County, Colorado (the "Covenants"); and

WHEREAS, the Lot Owners desire to make the amendments contained herein, and more than 51% of the Lot Owners approved this First Amendment by electronic and mail-in ballots received as of 07/15/2024

NOW, THEREFORE, the Covenants are Amended to add the following:

1) **Long Term Leases.**

The term "Lease," as used herein, shall include any agreement for the leasing or rental of a Lot, improvements thereon, or any portion thereof, and shall specifically include, without limitation, any subleases. Any Owner shall have the right to lease their Lot, or any portion thereof, under the following conditions:

- a. all Leases shall be in writing and shall provide that the terms of the Lease and lessee's occupancy of the leased premises shall be subject in all respects to these Covenants and the Association's Articles of Incorporation, Bylaws, and any rules and regulations established by the Association, and that any failure by the lessee to comply with any of the aforesaid documents, in any respect, shall be a default under the lease; and
- b. all Leases shall be for a term of 30 days or more. The Owner shall submit a copy of the Lease to the Association Board 15 days prior to tenant occupation.

2) **Short-Term Rentals Strictly Prohibited.**

The term "Short-Term Rental" is defined as any residential zoned single family home that is rented for less than 30 days. Short-Term Rentals for any purpose and regardless of how they are advertised or managed (e.g., VRBO, Airbnb, HomeToGo, etc.) are strictly prohibited.

3) The above additional covenants, terms, provisions and restrictions shall run with the land, shall be a burden upon any person or party acquiring or owning an interest in the real property described in the Covenants, and shall be incorporated into the Covenants as if originally set forth therein.

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07/30/2024 09:25 AM Fees: \$23.00 Doc Fee:
Stephanie Kees, Clerk and Recorder, Teller, CO

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Stephanie Kees, Clerk and Recorder, Teller, CO

4) Except as amended hereby, all of the covenants, terms, provisions, and obligations described in the Covenants are hereby ratified and confirmed and continue in full force and effect as originally set forth therein.

IN WITNESS WHEREOF, the undersigned has executed and caused this document to be recorded on the day and year shown above.

ROSEWOOD HILLS PROPERTY
AND HOMEOWNERS ASSOCIATION

By: Mike Neubert, President

Mike Neubert

STATE OF COLORADO)
) ss.
COUNTY OF TELLER)

The foregoing instrument was acknowledged before me this *30th* day of *July*, 2024, by Mike Neubert as President of the Rosewood Hills Property and Homeowners Association, a Colorado nonprofit corporation.

WITNESS MY HAND AND OFFICIAL SEAL.

Malissa Gish
Notary Public

MALISSA A GISH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214028717
MY COMMISSION EXPIRES JULY 19, 2025

ATTEST:

By: Jim Hitt, Secretary

Jim Hitt

STATE OF COLORADO)
) ss.
COUNTY OF TELLER)

The foregoing instrument was acknowledged before me this *30th* day of *July*, 2024, by Jim Hitt as Secretary of the Rosewood Hills Property and Homeowners Association, a Colorado nonprofit corporation.

WITNESS MY HAND AND OFFICIAL SEAL.

Malissa Gish
Notary Public

MALISSA A GISH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214028717
MY COMMISSION EXPIRES JULY 19, 2025

CERTIFICATION OF THE
FIRST AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS
OF ROSEWOOD HILLS
TELLER COUNTY, COLORADO

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Colorado provides that the document may be amended, altered or revoked by a majority vote of Lot Owners casting written ballots providing that at least 51% of the Lot Owners vote.

The undersigned, being the President and Secretary of the Rosewood Hills Property and Homeowners Association, a Colorado nonprofit corporation, hereby certify that at least 51% of the Lot Owners voted and a majority of those who voted approved the above and foregoing First Amendment to the Amended and Restated Declaration of Protective Covenants of Rosewood Hills by electronic and mail-in ballots received as of

ROSEWOOD HILLS PROPERTY
AND HOMEOWNERS ASSOCIATION

By: Mike Neubert, President

Mike Neubert

STATE OF COLORADO)

) ss.

COUNTY OF TELLER)

The foregoing instrument was acknowledged before me this *30th* day of *July*, 2024, by Mike Neubert as President of the Rosewood Hills Property and Homeowners Association, a Colorado nonprofit corporation.

WITNESS MY HAND AND OFFICIAL SEAL.

Malissa A Gish
Notary Public

MALISSA A GISH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214028717
MY COMMISSION EXPIRES JULY 19, 2025

ATTEST:

By: Jim Hitt, Secretary

Jim Hitt

STATE OF COLORADO)

) ss.

COUNTY OF TELLER)

The foregoing instrument was acknowledged before me this *30th* day of *July*, 2024, by Jim Hitt as Secretary of the Rosewood Hills Property and Homeowners Association, a Colorado nonprofit corporation.

WITNESS MY HAND AND OFFICIAL SEAL.

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