



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

THIS SECOND AMENDMENT to the AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS OF ROSEWOOD HILLS (“Second Amendment”), is made effective as of the 19 day of DECEMBER, 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 and the First Amendment to the Amended and Restated Declaration of Protective Covenants of Rosewood Hills (“First Amendment”) on 23 July 2024 at Reception Number 767090/767474 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 Second Amendment by electronic and mail-in ballots received as of 9 DECEMBER 2024

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

13. COVENANTS. A. Term. All provisions of these Covenants shall remain effective on and enforceable within Rosewood Hills unless terminated by the written approval of at least 51% of all owners, which written approval shall be acknowledged in the same manner as a real property deed and recorded in the records of Teller County, Colorado. However, the provisions of these Covenants relating to the Water Decree shall not terminate without order of the Water Court.

B. Amendment. The initiative to amend this document originate from one or more of two sources:

- i. A majority vote of the Board of Directors.
- ii. A petition signed by 51% of the Lot Owners.

Once an initiative to amend has been properly undertaken, the Board shall give written notice within 45 days to all Owners setting forth the proposed action and the date by which written votes must be received by the Board. This 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.

C. Invalidation: Invalidation of any of these covenants by judgment or court order shall not in any way affect any other provision that shall remain in full force and effect



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.

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

Mike Neubert  
By: Mike Neubert, President

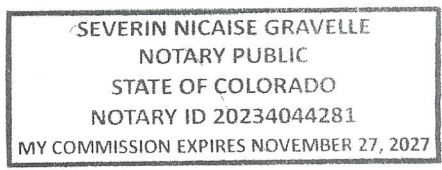
STATE OF COLORADO )  
 ) ss.  
COUNTY OF TELLER )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of February, 2025, by Mike Neubert as President of the Rosewood Hills Property and Homeowners Association, a Colorado nonprofit corporation.

WITNESS MY HAND AND OFFICIAL SEAL.

Severin Nicaise Gravelle  
Notary Public

ATTEST:  
Jim Hitt  
By: Jim Hitt, Secretary

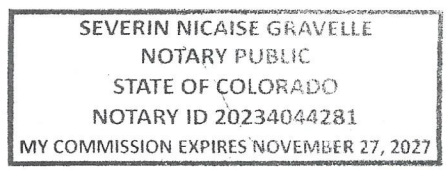


STATE OF COLORADO )  
 ) ss.  
COUNTY OF TELLER )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of February, 2025, by Jim Hitt as Secretary of the Rosewood Hills Property and Homeowners Association, a Colorado nonprofit corporation.

WITNESS MY HAND AND OFFICIAL SEAL.

Severin Nicaise Gravelle  
Notary Public





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

Paragraph 13(B) of the Amended and Restated Declaration of Protective Covenants of Rosewood Hills recorded on October 23, 2020, at Reception Number 731098 and the First Amendment to the Amended and Restated Declaration of Protective Covenants of Rosewood Hills ("First Amendment") on 23 July 2024 at Reception Number 767090/767474 in the real property records of Teller County, 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 Second Amendment to the Amended and Restated Declaration of Protective Covenants of Rosewood Hills by electronic and mail-in ballots received as of December 9th 2024.

*Dec 9*

ROSEWOOD HILLS PROPERTY  
AND HOMEOWNERS ASSOCIATION

*Mike Neubert*  
By: Mike Neubert, President

STATE OF COLORADO )  
 ) ss.  
COUNTY OF TELLER )

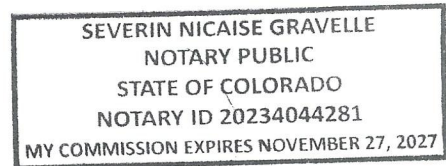
The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of February, 2025, by Mike Neubert as President of the Rosewood Hills Property and Homeowners Association, a Colorado nonprofit corporation.

WITNESS MY HAND AND OFFICIAL SEAL.

*Severin Nicaise Gravelle*  
Notary Public

ATTEST:

*Jim Hitt*  
By: Jim Hitt, Secretary



STATE OF COLORADO )  
 ) ss.  
COUNTY OF TELLER )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of February, 2025, by Jim Hitt as Secretary of the Rosewood Hills Property and Homeowners Association, a Colorado nonprofit corporation.

WITNESS MY HAND AND OFFICIAL SEAL.

*Severin Nicaise Gravelle*  
Notary Public

