

LIMITED AMENDMENT TO THE DECLARATION OF AMENDED AND RESTATED
PROTECTIVE COVENANTS OF
PAWNEE HILLS A REAL ESTATE SUBDIVISION

SUBJECT: Amendment to the Declaration of Amended and Restated Protective Covenants of Pawnee Hills A Real Estate Subdivision recorded January 14, 2019 at Reception No. 583060 with the Elbert County Clerk and Recorder (the “Declaration”) to limit the number of outbuildings on any Lot.

PURPOSE: To amend Article VI, Section 1 of the Declaration regarding number of outbuildings in Pawnee Hills Community Association (“Amendment”).

AUTHORITY: Article VII, Section 3 of the Declaration provides for and allows this Amendment to the Declaration by a vote of no less than two thirds (2/3) of the Lot Owners. All amendments must be recorded in the real property records of Elbert County, Colorado.

EFFECTIVE
DATE: _____

The Pawnee Hills Community Association (the “Association”) and at least 2/3 of the Lot Owners hereby amend the Declaration as follows:

Repeal and Restatement. The third sentence of Article VI, Section 1 is hereby deleted in its entirety and replaced with the following:

No structure whatsoever, other than one private single-family dwelling together with an attached two (2) car garage and three (3) outbuildings for use in connection with said single-family dwelling, shall be erected, placed, or permitted to remain on any Lot.

Funding. All expenses incurred in the enforcement of this Amendment are the sole responsibility of the homeowner (member).

The undersigned, being the President and Secretary of the Association, hereby certify that at least 2/3 of the Lot Owners in the Association have voted in favor of this Amendment. Alternatively, the Association has obtained approval for this proposed Amendment pursuant to the terms and conditions of the Colorado Common Interest Ownership Act.

PAWNEE HILLS COMMUNITY ASSOCIATION,
a Colorado nonprofit corporation

By: _____

By: _____

STATE OF COLORADO)
) ss.

COUNTY OF _____)

The foregoing was acknowledged before me this ____ day of _____, 20__, by _____, as President of Pawnee Hills Community Association, a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: _____

Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this ____ day of _____, 20__, by _____, as Secretary of Pawnee Hills Community Association, a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: _____

Notary Public