

**LIMITED AMENDMENT
TO THE AMENDED AND RESTATED DECLARATION OF PROTECTIVE
COVENANTS OF THE RETREAT LANDOWNERS ASSOCIATION**

THIS AMENDMENT is made this 1st day of November, 2021.

RECITALS

- A. On May 13, 2013, The Retreat Landowners Association, Inc. recorded the Amended and Restated Declaration of Protective Covenants of The Retreat Landowners Association in the real property records of the County of Larimer, State of Colorado, at Reception No. 20130035987 (the "Covenants").
- B. The Covenants provides for and allows for this Limited Amendment to the Amended and Restated Declaration of Protective Covenants of The Retreat Landowners Association (the "Limited Amendment") in Article VI, Section 6.4, which provides as follows:
- Any provision, covenants, condition, restriction or equitable servitude contained in these Covenants may be amended, revised, removed or repealed, and new provisions, covenants, conditions, restrictions or equitable servitudes may be added, at any time upon written approval of at least sixty-seven percent (67%) of the total Membership. Approval may be obtained at a regular or special meeting of the Members, by mail according to the procedures set forth in the Bylaws as may be clarified in a policy, or as otherwise permitted under Colorado law. Notice of any meeting at which a proposed amendment will be considered shall state the fact of consideration and the subject matter of the proposed amendment. The amendment or repeal shall be effective upon the recordation in the Office of the Clerk and Recorder of Larimer County of a certificate setting forth the amendment in full and certifying that the amendment has been approved as set forth above, and obtaining the written consent and approval of the Association.
- C. All Owners are aware of the provisions of the Covenants allowing for amendment, by virtue of the record notice of the Covenants, by acts and disclosures, newsletters or notices of the Association and by other means.
- D. 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.
- E. The purpose of this Limited Amendment is to prohibit short-term rentals and add other general leasing restrictions.
- F. The undersigned, being the President and Secretary of the Association, hereby certify that the Association has obtained written approval of at least 67% of the total Membership, at a regular or special meeting of the Members.

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

NOW THEREFORE,

I. Amendments. The Covenants are hereby amended as follows:

(a) **Addition.** The following Article V, Section 5.18 is hereby added:

Section 5.18 Leasing and Occupancy. Any Owner shall have the right to lease, rent or otherwise allow occupancy of a Lot upon such terms and conditions as the Owner may deem advisable, subject to the restrictions of these Covenants and Larimer County Code, subject to restrictions of record, and subject to the following:

(1) Except for as stated below, short-term rentals of a Lot, including occupancies through online rental sites such as VRBO, Airbnb, and the like, are prohibited. A short-term rental is defined as a rental for a term of less than thirty (30) days.

(2) Owner-occupied short-term rentals are allowed provided the Owner is present on the property during the term of the rental.

(3) All leases or rental agreements shall be in writing and shall provide that the leases or rental agreements are subject to all terms of the Governing Documents of the Association. Owners are required to provide tenants with copies of the current Covenants and Rules and Regulations of the Association. Owners shall require the tenant to sign a document acknowledging: (i) receipt of the Covenants and Rules and Regulations, and (ii) the requirement to follow the provisions of the same. The Owner shall provide a copy of the signed document to the Association within ten (10) days of the signing of the lease.

II. No Other Amendments. Except as amended by the terms of this Amendment and previous amendments, the Covenants shall remain in full force and effect.

[THE REST OF THIS PAGE INTENTIONALLY OMITTED.]

IN WITNESS WHEREOF, this Limited Amendment is executed by the undersigned.

THE RETREAT LANDOWNERS
ASSOCIATION, INC.
a Colorado nonprofit corporation

By: Danny Robinson
President

ATTEST:

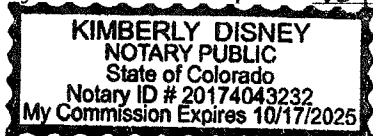
By: [Signature]
Secretary

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing Limited Amendment was acknowledged before me on this 1st day of November, 2021, by Danny Robinson as President of The Retreat Landowners Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 10/17/2025



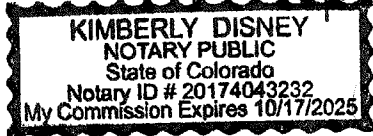
[Signature]
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing Limited Amendment was acknowledged before me on this 1st day of November, 2021, by Bunny Victoria Beers as Secretary of The Retreat Landowners Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 10/17/2025



[Signature]
Notary Public

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