

**FIRST AMENDMENT TO THE  
DECLARATION OF PROTECTIVE COVENANTS FOR  
SOPRIS VILLAGE SUBDIVISION, EAGLE COUNTY, COLORADO**

THIS FIRST AMENDMENT to the Declaration of Protective Covenants for Sopris Village Subdivision, Eagle County, Colorado ("First Amendment") is effective upon the date of recording.

**RECITALS**

- A. The Declaration of Protective Covenants for Sopris Village Subdivision, Eagle County, Colorado ("Declaration") was recorded on \_\_\_\_\_ at Reception No. \_\_\_\_\_ in the real estate records of the Clerk and Recorder of the Eagle County, Colorado.
- B. To provide record notice to all Owners of Lots in the Sopris Village Homeowners' Association, Inc. ("Association"), the Owners desire to amend the Declaration by addressing the parking of vehicles on Lots in the Association.
- C. Pursuant to Article V, Section C of the Declaration, amendments to the Declaration must be approved by Owners holding at least two-thirds (2/3) of all votes in the Association and all First Mortgagees.
- D. Owners holding at least two-thirds of all votes in the Association have voted to approve this First Amendment.
- E. Pursuant to the procedure set forth in C.R.S. 38-33.3-217(1)(b), all First Mortgagees have approved this First Amendment.

NOW THEREFORE, this Declaration is hereby amended as follows:

**I. Section "O" is added to Article III of the Declaration:** The following Section "O" is added to Article III of the Declaration:

**"O. Parking of Vehicles on Lots.**

Unless otherwise specified by the Board of Directors in a Rule or unless a variance is granted in writing by the Board to an Owner or resident of a Lot, all vehicles defined in this Section O shall be parked on the designated driveway portion of a Lot, in a garage on a Lot or screened on a Lot from view from the street or adjacent Lots, by a screen which has been approved by the Architectural Control Committee. No commercial vehicles of any kind shall be parked on a Lot for more than three (3) days, unless such commercial vehicle is parked in a garage or screened from view from the street or adjacent Lots. No vehicles more than ten (10) feet in height or more than twenty eight (28) feet in length shall be parked on a Lot, not trailers more than twenty four (24) feet in length shall be parked on a Lot and no trailers designed or used for agricultural purposes shall be parked on a Lot. The Board of Directors shall have rulemaking authority to specify the conditions upon which an Owner or resident of a Lot shall be granted a variance to the restrictions and prohibitions set forth in the Section O.

Except for those trucks and trailers prohibited from being parked on a Lot as specified above in this Section O, for purposes of determining what types of vehicles must be parked on the designated driveway portion of a Lot, in a garage or screened from view from the street or adjacent Lots, the term “vehicle” shall include the following: cars, trucks, vans, buses, boats, trailers for boats, self-contained or other motorized recreational vehicles, all-terrain vehicles, campers (including camper shells and motor homes), trailers and any other vehicle clearly designed or designated by the manufacturer or owner thereof (through signage or accessories) to be a recreational vehicle, even though it may be licensed by the State as a passenger vehicle.”

**II. To provide consistency with the newly added Section O to Article III of the Declaration as provided above, the second paragraph of Section G of Article III of the Declaration is removed and replaced with the following:**

“All unsightly structures, facilities, equipment and other items, shall be enclosed within a solid, covered structure or screened from view. No lumber, metals, bulk materials, scrap, refuse, or trash shall be kept or stored or allowed to accumulate on any parcel except for building materials during the course of construction and only for such reasonable period of time as is necessary prior to collection or disposal thereof.”

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IN WITNESS WHEREOF, this First Amendment to the Declaration of Protective Covenants for Sopris Village Subdivision, Eagle County, Colorado is executed by the undersigned, who certify that Owners holding at least two-thirds (2/3) of the votes in the Association have voted to approve this First Amendment and all First Mortgagees have provided their consent to this First Amendment.

Sopris Village Homeowners' Association, Inc.

By: \_\_\_\_\_  
President

The undersigned, as Secretary of the Sopris Village Homeowners' Association, Inc., a Colorado nonprofit corporation, hereby certifies that the Owners holding at least two-thirds (2/3) of the votes in the Association have voted to approve this First Amendment and all First Mortgagees have provided their consent to this First Amendment. The originals of such written ballots, along with the recorded First Amendment, are records of the Association, and available for inspection.

Sopris Village Homeowners' Association, Inc.

By: \_\_\_\_\_  
Secretary

[NOTARIZATION OF SIGNATURES ON NEXT PAGE]

STATE OF COLORADO                    )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as President of Sopris Village Homeowners' Association, Inc., 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 Sopris Village Homeowners' Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.  
My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public