

**SECOND AMENDMENT TO THE REVISED DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR REAL PROPERTY IN  
MAYSVILLE MEADOWS, CHAFFEE COUNTY, COLORADO**

This constitutes the Second Amendment to the Revised Declaration of Covenants, Conditions, Restrictions, and Easements for Real Property in Maysville Meadows, Chaffee County, Colorado, as recorded on June 28, 2017, at Reception No. 435229, in the records of the Chaffee County Clerk and Recorder (the "Declaration").

WHEREAS, the Association desires to amend Article 9, Section 9.1, of the Declaration in order to comply with Colorado law and to the clarify the intent of the Declaration, which is to require that all amendments to the Declaration be approved by an affirmative vote of sixty seven (67) percent of all eligible votes in the Association; and

WHEREAS, the Association also desires to amend Article 9, Section 9.2, of the Declaration in order to comply with Colorado law and to the clarify the intent of the Declaration, which is to require that all amendments to the Declaration be effective upon certification by the Officers of the Association and by recording in the records of the Chaffee County Clerk and Recorder; and

WHEREAS, this Amendment has been approved by the requisite number of votes in accordance with Colorado law and the original intent of Article 9, Section 9.1, of the Declaration as set forth above.

WHEREFORE, the following amendment is made to the Declaration:

(1) Section 9.1 is hereby amended to read as follows:

Section 9.1 – Amendment. The provisions of this Revised Declaration may be amended at any duly called annual or special meeting of the Association upon the affirmative vote of sixty seven (67) percent of the eligible votes in the Association (see Sections 1.6 and 5.4); provided, however, that any amendment which may be made by the Association without the approval of the Owners in accordance with Colorado law shall not require a vote of the Owners. And further provided that this Revised Declaration shall not be amended in any manner that will materially impair or prejudice the rights and priorities of any First Mortgagee or Mortgagee of Record without the written consent of each such mortgagee so affected.

(2) Section 9.2 is hereby amended to read as follows:

Section 9.2 – Certification and Recording. Amendments to this Revised Declaration shall be effective only upon 1) the certification in the official records of the Association by any two (2) officers of the Association, of an instrument setting forth the text of such amendment, and 2) the recording of such instrument in the records of the Chaffee County Clerk and Recorder. The Board must take such steps as are reasonably practicable to advise the Association members of such amendments to this Revised Declaration.

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439913 1/2/2018 11:00 AM AMD Lori A Mitchell  
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(3) Effect. The Association has authorized the President to execute this Amendment, which must be attested to by the Secretary of the Association. This Amendment shall be effective as of the date recorded in the records of the Chaffee County Clerk and Recorder.

