

## SECOND AMENDMENT TO ARCHITECTURAL AND LANDSCAPE GUIDELINES

### For Edgemont Meadows

THIS SECOND AMENDMENT TO ARCHITECTURAL AND LANDSCAPING GUIDELINES for Edgemont Meadows ("Second Amendment to Architectural Guidelines") is made effective the 10<sup>th</sup> day of February, 2021.

#### Recitals

A. Pursuant to Section 4.4.1 of the Declaration of Covenants Conditions and Restrictions for Edgemont Meadows (recorded on April 5, 2017 as Reception No. 1126386 of the records of the La Plata County, Colorado Clerk and Recorder's office) (the "Declaration"), the Declarant, Highlands Holding Corporation, prepared the initial Architectural and Landscaping Guidelines for Edgemont Meadows (the "Architectural Guidelines"), which were recorded April 5, 2017 as Reception No. 1126387.

B. Also pursuant to Section 4.4.1 of the Declaration, Declarant has the authority to amend the Architectural Guidelines for Edgemont Meadows, so long as it owns any portion of or has the right to expand Edgemont Meadows. Pursuant to such authority, Declarant adopted the First Amendment to Architectural Guidelines on August 28, 2017, which were recorded August 29, 2017 as Reception No. 1132816.

C. Declarant currently owns portions of Edgemont Meadows and has the right to expand Edgemont Meadows and therefore has the authority to further amend the Architectural Guidelines.

D. Declarant by this Second Amendment to Architectural and Landscape Guidelines intends to make amendments to the garage and garage orientation standards.

#### AMENDMENT

Section 4.E of the Architectural Guidelines is hereby amended and replaced in its entirety with the following (new language shown in *italics*):

- A. Garage and Garage Orientation: All single-family lots 10,000 square feet and greater shall incorporate, at the minimum, a two-car garage. Lots less than 10,000 square feet shall incorporate at least a single car garage and/or fully enclosed carport. Although often not an option, it is most desirable to avoid garages that face the street. When possible, garage doors should be oriented so that they do not directly face the street. Garages may be detached as long as the garage matches the architectural style of the house. If the garage faces the street it can be no more than a two-car garage. *Single car doors are encouraged. Single or double garage doors should have a maximum height of 8' or 9' unless it is intended to be able to accommodate a cargo or passenger van, such as the Mercedes "Sprinter", in which case, the garage door may then have a maximum height of 10'. If the 10' height is desired, it is required that the proportions on the garage door elevation are adjusted so that the higher*

*doors blend in with the rest of the elevation.* If garage doors do not face the street, a maximum of three doors are allowed, with a maximum overall garage width of thirty-five feet. There is no predetermined limitation to the depth of a garage as long as the architectural element is proportional. A three-car garage is the maximum size allowed. It is preferable that three car garages have one bay set back two to four feet from the other bays.

Except as amended by the First Amendment to Architectural Guidelines and by this Second Amendment to Architectural Guidelines, all other provisions of the Architectural Guidelines remain unchanged and in full force and effect.

**IN WITNESS WHEREOF**, Declarant executes this Second Amendment to Architectural and Landscape Guidelines for Edgemont Meadows effective the day and year first written above.

DECLARANT

Highlands Holding Corporation, a Colorado Corporation

By: Tom D. Gorton

Tom D. Gorton, President

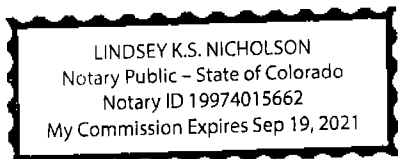
STATE OF COLORADO )

COUNTY OF LA PLATA )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of February, 2021 by Tom D. Gorton, as President of Highlands Holding Corporation, a Colorado Corporation.

Witness my hand and official seal.

My commission expires: 9/19/21



Lindsey K.S. Nicholson

NOTARY PUBLIC