

### THIRD AMENDMENT TO ARCHITECTURAL AND LANDSCAPING GUIDELINES

#### For Edgemont Meadows

THIS THIRD AMENDMENT TO ARCHITECTURAL AND LANDSCAPING GUIDELINES for Edgemont Meadows ("Third Amendment to Architectural Guidelines") is made effective the 23<sup>rd</sup> day of May, 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, and the Second Amendment to Architectural Guidelines on February 10, 2021, which were recorded February 10, 2021 as Reception No. 1186762.

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 Third Amendment to Architectural and Landscaping Guidelines intends to make amendments to the standards regarding roof pitch and suitable roof covering materials.

#### AMENDMENT

Section 9.A.iii of the Architectural Guidelines is hereby amended and replaced in its entirety with the following:

iii. Any roof area less than 3/12 pitch will be reviewed on an individual basis and will require a higher level of interest in the roof design. Flat areas are allowed but generally as a method of tying other roof elements together and not as a predominant roof feature. Any uncovered EPDM (or other roof membrane) used in approved flat areas should be shielded from view from street elevation by a parapet or other design feature. No uncovered EPDM will be approved on any visible roof pitches or areas. Applicants contemplating roof designs with flat areas are strongly encouraged to submit their design


plans in the development stages to make sure the roof design can be approved before final plans are submitted.

Except as amended by the First and Second 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, President

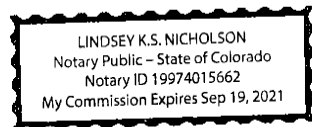
STATE OF COLORADO )

COUNTY OF LA PLATA )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of ~~February~~ May, 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



  
NOTARY PUBLIC