

FIRST AMENDMENT TO RULES AND REGULATIONS

For Edgemont Meadows

THIS FIRST AMENDMENT TO RULES AND REGULATIONS for Edgemont Meadows ("First Amendment to Rules and Regulations") is made effective the 6th day of July, 2023.

Recitals

A. Pursuant to 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, adopted initial Rules and Regulations for Edgemont Meadows, which were recorded on April 5, 2017 as Reception No. 1126388 of the Recorder's office (the "Rules and Regulations").

B. Pursuant to Article III of the Declaration, the Board of Directors of Edgemont Meadows Community Association, Inc. (the "Board") has the authority to modify, cancel, limit, and expand the Rules and Regulations in accordance with the procedures of such Article III.

C. The Board desires to modify the Rules and Regulations to clarify that propane gas cannot be used as a primary source of heat for dwellings in Edgemont Meadows. This rule was erroneously included in the initial Rules and Regulations. Given that Edgemont Meadows is supplied with natural gas, propane is not necessary as a primary source of heat and the use and storage of propane poses safety and aesthetic concerns.

D. The Board further desires to modify the Rules and Regulations to supplement the restriction on vacation rentals that is contained in the Declaration, to clarify the restrictions on the use of motorized vehicles in the community, and to delete a rule that refers to multi-family housing, which does not exist in the community.

E. In accordance with Section 3.2.1 of the Declaration, the Board gave notice of these proposed rule modifications to all Owners at least five business days prior to the Board meeting held on July 6, 2023, at which this First Amendment to Rules and Regulations was approved by the Board.

AMENDMENT

1. Section 2.16 of the Rules and Regulations is hereby amended to provide as follows (stricken through language is deleted):

2. Restricted Activities. In an effort to maintain the standards for use and conduct that give Edgemont Meadows its identity and to maintain the values of the property, the following activities are prohibited within Edgemont Meadows unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board of Directors:

...

2.16 On-site storage of gasoline, heating, or other fuels, ~~except that propane tanks shall be allowed when used as the primary source of heat for a Unit~~ **Propane tanks must be adequately concealed from view and shall be subject to the approval and requirements of the Architectural Review Guidelines.** A reasonable amount of fuel may be stored on each Unit for emergency purposes and operation of lawn mowers and similar tools or equipment, and the Association shall be permitted to store fuel for operation of maintenance vehicles, generators, and similar equipment. ~~This provision shall not apply to any underground fuel tank authorized pursuant to Article IV;~~

2. Section 2.22 of the Rules and Regulations is hereby amended to provide as follows (stricken through language is deleted and italicized language is added):

2.22 Use or operation of snowmobiles, motorcycles, trailbikes, minibikes, dirt bikes, all-terrain vehicles, mopeds and similar motorized vehicles within Edgemont Meadows, however such vehicles may be transported on trailers, *and such vehicles, except that motorcycles if properly licensed for operation on public roads, may be used for the strictly limited purpose of ingress and egress to a Unit over public or private roads and* ~~trailbikes, minibikes and dirt bikes may be operated on walkways.~~ Motorized vehicles that are designed for agricultural or property maintenance uses may be used for those purposes

3. Section 2 of the Rules and Regulations is hereby amended to include the following restricted activity:

2.24 Use of any Unit as a vacation rental, as set forth in Section 3.46 of the Declaration. A Unit is used as a "vacation rental" if it is leased for a term of fewer than thirty (30) consecutive days.

4. Section 3.2 of the Rules and Regulations is deleted as inapplicable.

5. Except as amended by this First Amendment to Rules and Regulations, all other provisions of the Rules and Regulations remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the President of the Board executes this First Amendment to Rules and Regulations for Edgemont Meadows to be effective the day and year first written above.

EDGEMONT MEADOWS COMMUNITY ASSOCIATION, INC.

By: Deborah Gorton

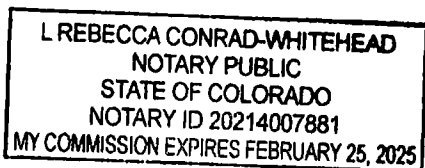
Deborah Gorton, _____ of the Board of Directors

STATE OF COLORADO)

COUNTY OF LA PLATA)

The foregoing instrument was acknowledged before me this 12th day of July, 2023 by Deborah Gorton, as Vice-President of the Board of Directors of Edgemont Meadows Community Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal. My commission expires: 25 FEBRUARY 2025



[Signature]
NOTARY PUBLIC