



**LIMITED AMENDMENT  
TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
STONE CANYON COMMUNITY ASSOCIATION, INC.**

THIS AMENDMENT is made this 26<sup>th</sup> day of APRIL, 2017.

**RECITALS**

- A. The Ryland Group, Inc., a Maryland corporation, created STONE CANYON COMMUNITY ASSOCIATION ("Community") by recording a Declaration of Covenants, Conditions and Restrictions of Stone Canyon Community Association in the real property records of the County of Boulder, State of Colorado, at Reception No. 2716074, on August 24, 2005 (the "Original Declaration").
- B. The Declaration provides for and allows for this Amendment to the Declaration of Covenants, Conditions, and Restrictions of Stone Canyon Community Association, (the "Amendment") in Article XII, Section 6 (a), which provides as follows:

Except as otherwise provided in this Declaration, this Declaration may be amended by a vote or agreement of Owners of Lots to which at least sixty-seven percent (67%) of the votes in the Association are allocated.

- C. All Owners of Lots are aware of the provisions of the Declaration allowing for amendment, by virtue of the record notice of the Declaration, by acts and disclosures, newsletters or notices of the Association and by other means.
- D. This Amendment has been prepared and determined by the Association and by the Owners of Lots that have approved this Amendment to be reasonable and not burdensome.
- E. The purpose of this Amendment is to revise the leasing regulations to include a short term rental restriction.
- F. The undersigned, being the President and Secretary of the Association, hereby certify that 67% of the Owners of Lots have consented and agreed to this Amendment. Alternatively, the Association has obtained approval for this proposed Amendment pursuant to the terms and conditions of the Colorado Common Interest Ownership Act.
- G. As amended by this Amendment, the Original Declaration is referred to as the "Declaration."

NOW THEREFORE,

- I. Amendments. The Original Declaration is hereby amended as follows:

(a) **Addition.** Article IX, Section 16 is hereby revised to add the following paragraph:

Short term leases and rentals (of less than 30 days) shall be prohibited.

II. No Other Amendments. Except as amended by the terms of this Amendment and previous amendments, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment is executed by the undersigned.

STONE CANYON COMMUNITY ASSOCIATION, a Colorado nonprofit corporation

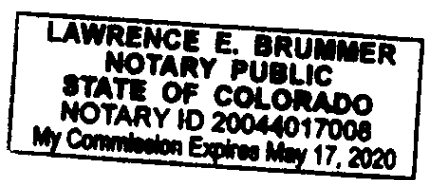
By: [Signature] President
By: [Signature] Secretary

STATE OF COLORADO )
) ss.
COUNTY OF BOULDER )

The foregoing was acknowledged before me this 26th day of APRIL 2017, by JASON MALITO, President of Stone Canyon Community Association, a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: 5-17-2020

[Signature]
Notary Public

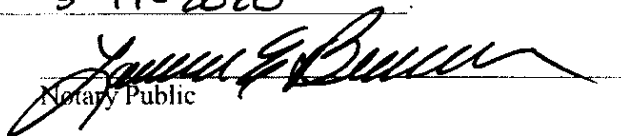


STATE OF COLORADO )  
 ) ss.  
COUNTY OF BOULDER )

The foregoing was acknowledged before me this 26<sup>th</sup> day of APRIL,  
20 17, by KAYLAH GLASGOW, Secretary of Stone Canyon Community  
Association, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 5-17-2020

  
Notary Public

**LAWRENCE E. BRUMMER**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20044017008**  
**My Commission Expires May 17, 2020**

**AFTER RECORDING RETURN TO:**  
HindmanSanchez P.C.  
555 Zang Street, Suite 100  
Lakewood, CO 80228  
Attn: MMG