

**LIMITED AMENDMENT TO SECOND AMENDED AND RESTATED
MEADOW HILLS SECOND FILING
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
BEL-AIRE ESTATES**

THIS LIMITED AMENDMENT TO SECOND AMENDED AND RESTATED MEADOW HILLS SECOND FILING DECLARATION OF COVENANTS AND RESTRICTIONS FOR BEL-AIRE ESTATES ("Limited Amendment") is made as of this 16 day of July, 2020, by the Bel-Aire Estates Owners Association, a Colorado nonprofit corporation ("Association").

RECITALS

A. The Second Amended and Restated Meadow Hills Second Filing Declaration of Covenants and Restrictions for Bel-Aire Estates, was recorded on May 27, 2005, at Reception No. B5077684, in the real property records of Arapahoe County, Colorado ("Declaration").

B. The Declaration states in Section 10.2 that the Association may amend the Declaration at any time by approval of Members holding at least sixty-seven percent (67%) of the voting power of the Association present in person or by proxy at a duly constituted meeting of the Members.

C. The Members of the Association now intend to amend the Declaration to modify the restrictions related to parking and vehicles, as stated in Section 3.14 of the Declaration.

D. Upon required approval by the Members, the Board of Directors of the Association shall certify said approval pursuant to Section 10.2 of the Declaration.

E. This Limited Amendment shall take effect upon recordation in the real property records of Arapahoe County, Colorado.

NOW, THEREFORE, the Members of the Association approve the following Limited Amendment to the Declaration:

1. Section 3.14 of the Declaration is hereby deleted in its entirety and replaced with the following:

3.14 Trailers, Campers, and Vehicles. No boat, camper (on or off supporting vehicles), trailer, tractor, truck (other than a ¾ ton or smaller pick-up truck not used for commercial purposes), towed trailer unit, motorcycle, bicycle, snowmobiles, disabled, junk, or abandoned vehicles, motor home, mobile home, camper, recreational vehicle, or any other vehicle, the primary purpose of which is recreational, sporting, or commercial use ("Recreational or Commercial Vehicle"), shall be parked or stored in, on, or about any Lot or street within the Community Area, except within the attached garage or unless such vehicle is adequately screened from view from adjacent Lots and streets, with screening materials and in a location which is first approved by the Architectural Control Committee in its discretion. Notwithstanding the foregoing provisions, a Recreational or Commercial Vehicle may be parked on a driveway for up to two (2) consecutive days during any single week while loading or unloading such vehicle. No Recreational or Commercial vehicle shall be parked or stored in, on, or about any street within the Community without written consent from the Board of Directors. Owners and residents shall use garage spaces for parking. No Lot shall have more than six (6) vehicles parked on the Lot, including in the garage, or street on a regular basis, and no more vehicles may park on the

driveway or the street than the number of spaces available for parking in the garage associated with a Residence, except with written permission from the Board, which the Board may grant or withhold based on the totality of the circumstances. Vehicle parking on the street is not permitted between the hours of midnight and 5 AM each day. No junked or unlicensed vehicle (including a vehicle with expired license tags) or vehicle that is unable to move under its own power for any reason, may be parked anyplace within the Community Area.

The use and parking of all vehicles, including, but not limited to all types of vehicles described in the preceding paragraphs, 3/4-ton or smaller trucks not used for commercial purposes, passenger automobiles, mini-vans, sport utility vehicles, trailers, gliders and other types of aircraft, shall be subject to all of the provisions of the Declaration and any and all Rules and Regulations that may be adopted or amended from time to time by the Association. Such Rules and Regulations may regulate the types and number of vehicles that may be parked on public and private streets, driveways, and other portions of Lots within the Community Area, the locations in which such vehicles may be parked, hours and duration of permitted parking, and similar controls.

The Association shall have the right to enter an Owner's Lot to remove and store, at Owner's expense, vehicles or objects that are in violation of this Section. Owner shall be entitled to ten (10) days' written notice prior to such action by the Association.

2. Capitalized terms herein shall have the same meaning as defined terms in the Declaration unless specifically defined in this Limited Amendment.

3. Except as modified herein, the Declaration as previously amended and supplemented shall continue in full force and effect.

CERTIFICATION

The undersigned, being the Board of Directors of Bel-Aire Estates Owners Association, hereby certifies that the above and foregoing Limited Amendment to Second Amended and Restated Meadow Hills Second Filing Declaration of Covenants and Restrictions for Bel-Aire Estates was approved by Members of the Association holding at least sixty-seven percent (67%) of the voting power of the Association.

Richard Wauson

Date: 7/16, 2020

Barbara Sluiter

Date: 7/16, 2020

Richard Wauson

Date: 16 Jul, 2020

[Signature]

Date: 7/16, 2020

Date: _____, 202

STATE OF COLORADO)
)
COUNTY OF Arapahoe)

The foregoing Limited Amendment was acknowledged before me this 16th day of July, 2020, by Richard Warshaw, Richard Lewis, Barbara Schwulst, Kimberly Hourier as Director(s) of Bel-Aire Estates Owners Association, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: September 17, 2020.

SEAL

THERESA WALLOCH Notary Public STATE OF COLORADO Notary ID: 20044033214 My Commission Expires: September 17, 2020
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Theresa Walloch
Notary Public

STATE OF COLORADO)
)
COUNTY OF _____)

The foregoing Limited Amendment was acknowledged before me this ___ day of _____, 202__, by _____ as Director(s) of Bel-Aire Estates Owners Association, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: _____, 202__.

SEAL

Notary Public

STATE OF COLORADO)
)
COUNTY OF _____)

The foregoing Limited Amendment was acknowledged before me this ___ day of _____, 202__, by _____ as Director(s) of Bel-Aire Estates Owners Association, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: _____, 202__.

SEAL

Notary Public