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Arapahoe County Clerk and Recorder:

Index in grantee's index under "Spring Creek Meadows" and "Spring Creek Meadows Homeowners Association, Inc." and in the grantor's index under "Spring Creek Meadows Homeowners Association, Inc." and the names of each person executing this Declaration.

**AMENDED AND RESTATED DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SPRING CREEK MEADOWS**

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**AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SPRING CREEK MEADOWS**

This Amended and Restated Declaration of Covenants, Conditions and Restrictions for Spring Creek Meadows ("Declaration") is made effective upon recording.

RECITALS

A. The Declaration of Covenants, Conditions and Restrictions for Spring Creek Meadows was recorded September 19, 1986, at Reception No. 2726268 with the Arapahoe County Clerk and Recorder (the "Original Declaration"), creating the community known as "Spring Creek Meadows," which community is governed and operated by the Association.

B. The Original Declaration established a common scheme and plan for the properties subject to it and to those properties conveyed to Owners consistent with the common scheme and plan.

C. The Original Declaration has been amended by those amendments and supplements recorded with the Arapahoe County Clerk and Recorder, as follows:

<u>Recording Date</u>	<u>Reception No.</u>
April 7, 1992	1992033375
February 22, 1994	1994027732
February 10, 1995	2000014135

and any others of record.

D. Article XVI, Section 16.2 of the Original Declaration, as amended, provides that the Original Declaration may be amended by consent of Owners of Lots to which at least 67% of the votes in the Association are allocated and the approval of 67% of the First Mortgagees.

E. This Declaration does not change the allocated interests of the Lots and does not terminate the Community.

F. The purposes of the amendments in this Amended and Restated Declaration include, but are not limited to, the following: to delete declarant rights and responsibilities that are no longer applicable; to update the Original Declaration to comply with current state law; and to update provisions so as to allow the Association to efficiently operate the Community and deal with Community concerns.

G. Owners holding at least 67% of the total Association vote and 67% of the first mortgage holders of all the Lots desire to amend the Original Declaration and have approved this Amended and Restated Declaration in writing. Those approving this Declaration have determined it to be reasonable and not burdensome.

The Original Declaration, as amended, is replaced by this Declaration, provided that this does not replace the legal description in the Original Declaration and any supplements or annexations.

ARTICLE 1. NAME AND LOCATION

Section 1.1 Name. The type of common interest community is a planned community. The planned community's name is Spring Creek Meadows. The Association's name is Spring Creek Meadows Homeowners Association, Inc.

Section 1.2 **Location.** The Community subject to this Declaration and the Act is located in Arapahoe County, Colorado, as more particularly provided in Exhibit "A" to this Declaration. The Plats relating to the Community are in the records of the Clerk and Recorder of Arapahoe County, Colorado. The Plats are incorporated herein by reference as fully as if the same were set forth in their entirety herein.

ARTICLE 2. DEFINITIONS

Section 2.1 **General.** Terms used in these Governing Documents, as defined below, have their normal, generally accepted meanings or the meanings given in the Colorado Common Interest Ownership Act or the Colorado Revised Nonprofit Corporation Act, unless the context requires otherwise.

(a) Act means the Colorado Common Interest Ownership Act, C.R.S. § 38-33.3-101, *et seq.*, as may be amended from time to time, to the extent it applies to communities created prior to July 1, 1992.

(b) Architectural Control Committee and Architectural Committee mean and refer to the Architectural Control Committee created pursuant to Article VII of this Declaration.

(c) Assessments means and refers to annual and special assessments adopted by the Board of Directors of the Association pursuant to Article V of this Declaration and any special assessments adopted with respect to individual Lots and Owners under other provisions of this Declaration.

(d) Association means Spring Creek Meadows Homeowners Association, Inc., a Colorado nonprofit corporation, and its successors. The Board of Directors will exercise all Association powers and conduct and manage all Association affairs unless a particular power is expressly reserved to the Owners.

(e) Board or Board of Directors means the body responsible for management and operation of the Association. The term has the same meaning as executive board as defined in the Act.

(f) Bylaws means the Bylaws of the Association.

(g) Common Area means all real property owned by the Association for the common use and enjoyment of the Owners, together with all improvements located thereon, but excluding the Lots. Common Area means the same as common elements in the Act.

(h) Common Expenses mean the expenses and liabilities incurred or anticipated to be incurred by the Association including, but not limited to, those expenses incurred for maintaining, repairing, replacing, and operating the Common Areas, and for fulfilling any of the Association's powers and duties.

(i) Community-Wide Standard means the standard of conduct, maintenance, or other activity generally prevailing within the Spring Creek Meadows Community. This standard may be more specifically determined by the Board of Directors.

(j) Community means all that property described in Exhibit "A." If there is any discrepancy between the description of the property in the Original Declaration, as amended, and Exhibit "A," the description in the Original Declaration will control.

(k) Declaration means this Amended and Restated Declaration, as may be amended and supplemented from time to time.

(l) Electronic Record means information created, transmitted, received, or stored by electronic means and retrievable in human perceivable form, such as email, web pages, electronic documents, and facsimile transmissions.

(m) Governing Documents mean this Declaration and its exhibits, the Association's Articles of Incorporation, Bylaws, Plats, Rules and Regulations, and Policies and Procedures, all as may be supplemented or amended from time to time.

(n) Improvement means every structure and all appurtenances thereto of every type and kind, including, but not limited to, buildings, outbuildings, fixtures, utilities, patios, tennis courts, swimming pools, garages, doghouses, mailboxes, aerials, antennas, roads, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, landscaping, windbreaks, plantings, planted trees and shrubs, poles, signs, exterior air conditioning units, pumps, wells, tanks, solar collectors, reservoirs, pipes, lines, meters, towers, and other facilities used in connection with water, sewer, gas, electricity, solar energy, telephone, regular or cable television, or other utilities.

(o) Lot means and refers to any of the separately numbered lots or plots shown upon any recorded subdivision Plat of the Community, together with all appurtenances and improvements, with the exception of the Common Area and any public streets or rights-of-way.

(p) Majority means those eligible votes, Owners, or other group as the context may indicate totaling more than 50% of the total eligible number.

(q) Member means any Owner. The terms "Member" and "Owner" may be used interchangeably.

(r) Mortgage means any mortgage, deed to secure debt, deed of trust, or other transfer or conveyance for the purpose of securing the performance of an obligation, including, but not limited to, a transfer or conveyance of fee title for such purpose.

(s) Mortgagee or Mortgage Holder means the holder of any Mortgage.

(t) Owner or Lot Owner means the record titleholder of a Lot within the Community, but does not include a Mortgage Holder.

(u) Person means any individual, corporation, limited liability company, firm, association, partnership, trust, or other legal entity.

(v) Plat means the subdivision plats for the Community as recorded, which plats are a part of this Declaration.

(w) Policies and Procedures mean any instrument, as a part of any of the Governing Documents and/or separately adopted by the Association, as required under the Act as responsible governance policies, and other policies as may be adopted by the Association. The definition of Policies and Procedures may include Rules and Regulations.

(x) Resident means any Person staying overnight in a Residence for a total of more than 30 days, either consecutive or nonconsecutive, in any calendar year, and includes tenants.

(y) Residence means the dwelling unit located on the Lot.

(z) Rules and Regulations means any instrument adopted by the Association, as allowed for under this Declaration and the Act, for the regulation and management of the Community, Residents, Common Area, and/or Lots, including any amendments or revisions.

[NOTE: This article sets forth definitions used in this Amended and Restated Declaration.]

ARTICLE 3. ASSOCIATION MEMBERSHIP, ALLOCATION OF VOTES, AND ALLOCATION OF LIABILITY FOR COMMON EXPENSES

Section 3.1 **Mission Statement.** The Association and the Governing Documents exist to help maintain the property values and assets of the Spring Creek Meadows Community. Other goals are to help promote harmonious community living, preserve the common scheme and design, and create a sense of fairness and equity among Members. These covenants have been designed to promote voluntary compliance. By fostering positive interaction with one another and working collaboratively on common issues and concerns, the Community will strive to maintain property values and assets.

[NOTE: This section has been added.]

Section 3.2 **Membership.** Every Person who is a record Owner of a fee interest in any Lot subject to this Declaration is a Member of the Association. Membership is appurtenant to and may not be separated from ownership of any Lot. Ownership of a Lot is the sole qualification for membership. No Owner, whether one or more Persons, will have more than one membership per Lot owned. Membership does not include Persons who hold an interest as security for the performance of an obligation, but granting a security interest will not terminate the Owner's membership.

(a) **Voting.** The Owner is entitled to one vote for the Lot. When more than one Person holds an ownership interest in any Lot, the vote for the Lot will be exercised as those Owners determine among themselves; otherwise, the Lot's vote will be suspended if more than one Person seeks to exercise it.

(b) **Common Expenses.** Except as provided elsewhere in the Governing Documents, the amount of all Common Expenses will be assessed equally among all Lots.

[NOTE: This section is similar to Article V, Section 5.2 of the current Declaration, and incorporates the basic right of owners to vote. Additional provisions regarding voting are addressed in the Amended and Restated Bylaws.]

ARTICLE 4. EASEMENTS AND COMMON AREA

Section 4.1 **Easements for Use and Enjoyment.** Owners and Residents have a right and non-exclusive easement of ingress and egress, and use and enjoyment in and to the Common Areas, subject to the following provisions:

(a) the Association's right to have access to the Lots to discharge its rights and obligations, under the Governing Documents, including without limitation, the maintenance responsibility of the Association;

(b) the Association's right to grant easements, leases, and licenses across the Common Areas;

(c) the Association's right to dedicate or transfer all or any portion of the Common Areas, subject to approval of Owners holding 67% of the total Association vote; and

(d) the Association's right to change the use of portions of the Common Areas or to close portions of the Common Areas, provided that permanent closure of any recreational facilities will require the affirmative vote of a majority of Members voting at a properly called Member meeting.

Any Owner may delegate right to use and enjoy the Common Areas and facilities located thereon to the members of his family, or other Residents and guests. If the Lot is leased, the Owner will be deemed to have delegated these rights to the Residents of his Lot.

[NOTE: This section is similar to Article III, Sections 3.1 and 3.2 of the current Declaration.]

Section 4.2 **Easement for Entry.** The Association has an easement to enter onto Lots, but not the Residences on the Lots, to exercise rights and perform obligations as set forth in this Declaration, provided that exercise of this easement does not unreasonably interfere with or impair the use of any improvements constructed on a Lot, and will be exercised only after reasonable notice to the Owner, except in cases of emergency, in which case notice is not required.

[NOTE: This section is similar to Article VI, Section 6.1 of the current Declaration.]

Section 4.3 **Utilities.** A blanket easement for utilities may exist upon, across, over, and under the Lots as shown upon the recorded plat of the Community. Additional utility easements may be established upon the Common Area pursuant to the provisions of this Declaration or as may be granted by the Board of Directors of the Association.

Section 4.4 **Encroachments.** To the extent an Improvement on a Lot or Common Area encroaches on any other Lot or Common Area due to the unintentional placement or settling or shifting of the Improvement as constructed, reconstructed, or altered thereon, a valid easement for encroachment, maintenance, and use exists for the period of time that the encroachment exists. However, in no event will an easement for encroachment exist if such encroachment occurred due to willful and knowing conduct on the part of, or with the knowledge and consent of, an Owner or the Association.

[NOTE: This section is similar to Article IV, Section 4.1 of the current Declaration.]

Section 4.5 **Easements Deemed Created.** All conveyances of portions of the Community (including Lots) will be construed to grant and reserve the easements contained in this article, even though no specific reference to the easements or to this article appears in the conveyance.

[NOTE: This provision is similar to Article III, Section 3.3 of the current Declaration.]

Section 4.6 **Common Areas.** The Common Areas consist of all portions of the Community not located within the boundaries of a Lot, including the greenbelt park with walking paths that are owned or leased by the Association. The Common Areas will remain undivided, and no Owner or any other person is authorized to bring any action for partition or division of the whole or any part. Each Owner and the Association may use the Common Areas for the purposes for which they are intended, but no use will interfere with the lawful rights of other Owners.

[NOTE: This section defines the Common Areas in general terms.]

ARTICLE 5. ASSESSMENTS

Section 5.1 **Purpose of Assessment.** The Association has the power to levy assessments. Assessments for Common Expenses are used to fulfill the Association's obligations pursuant to this Declaration and to promote the common benefit and enjoyment of the Owners and Residents in the Community as may be more specifically defined and authorized from time to time by the Association.

[NOTE: This section is similar to parts of Article VII, Section 7.1 of the current Declaration.]

Section 5.2 **Personal Obligation For Assessments.** Each Owner covenants and agrees to pay to the Association: (a) annual assessments or charges; (b) special assessments; and (c) individual assessments which are established pursuant to the terms of this Declaration. These amounts are also the personal obligation of the Person who owned the Lot when the assessment fell due. The personal obligation to pay any past due sums due the Association does not pass to a successor in title unless expressly assumed.

[NOTE: This section is similar to parts of Article VII, Section 7.1 of the current Declaration.]

Section 5.3 **Lien.** All assessments, together with charges, interest, costs, and reasonable attorney's fees actually incurred (including post-judgment attorney fees, costs and expenses), up to the maximum amount permitted by law, is a charge and a continuing lien upon the Lot against which each assessment is made. The Association has authority to record a notice of lien in the county's real property records evidencing the Association's lien. The Association's lien under this article is not subject to the provision of any homestead exemption as allowed under law. The lien has the priority set forth in the Act.

[NOTE: This section is similar to Article VII, Section 7.7 of the current Declaration.]

Section 5.4 **Payment of Assessments.** Assessments will be paid in the manner and on the dates fixed by the Association. No Owner is exempt from liability for or may withhold payment of assessments for any reason whatsoever, including, but not limited to, nonuse of the Common Area, the Association's failure to provide services or perform its obligations, or inconvenience or discomfort arising from the Association's performance of its duties.

[NOTE: This section is similar to Article VII, Sections 7.4 and 7.8 of the current Declaration.]

Section 5.5 **Individual Assessments.** The Association has the right to add to any Owner's assessment any amounts expended by the Association for the benefit of any individual Lot or resident thereof, including improvement, repair, replacement, and maintenance specific to the Lot as authorized under the terms of this Declaration; repair, replacement, and maintenance of any areas of Association maintenance responsibility caused by the negligent or willful acts of any Owner, Owner's guest, tenant, employee, licensee, or invitee; and all fines and costs assessed against an Owner and the Owner's Lot pursuant to the Governing Documents.

[NOTE: This section has been added.]

Section 5.6 **Delinquent Assessments.** All assessments and related charges not paid on or before the due date are delinquent, and the Owner is in default.

(a) If any assessment, fine, or charge is not paid in full within 15 days of the due date, or any later date specified in the Association's collection policy, or any special assessment is not paid in full within 30 days of the due date:

(i) a late charge in an amount specified in the Association's collection policy may be imposed without further notice or warning;

(ii) interest at the rate specified in the Association's collection policy may be imposed without further notice or warning; and

(iii) upon 30 days' written notice, the Association may accelerate and declare immediately due all of that Owner's unpaid installments. Upon acceleration, that Owner loses the privilege of paying assessments and charges in installments for that fiscal year, unless the Association, in its sole discretion, reinstates the privilege.

(b) If any assessments, fines, or other charges remain unpaid more than 15 days after the due date, the Owner's right to vote will be automatically suspended until all amounts owed are paid in full, and the Association may institute suit to collect all amounts due pursuant to the provisions of the Declaration, the Bylaws, and Colorado law, including reasonable attorney's fees. Enforcement under this section is not dependent upon or related to other restrictions and/or other actions.

(c) If partial payment of assessments or other charges is made, the amount received will be applied as specified in the Association's collection policy.

(d) The Association may bring an action at law or in equity, or both, against any Owner personally obligated to pay the delinquent assessments or related charges and may foreclose its

lien against the Owner's Lot. An action at law or in equity by the Association against an Owner to recover a money judgment for delinquent assessments or related charges may be commenced and pursued without foreclosing, or in any way waiving, the Association's lien.

(e) The Association's lien foreclosure or attempted foreclosure does not preclude the Association from foreclosing its lien again for any subsequent delinquent assessment or related charges. The Association may bid on or purchase any Lot at foreclosure or other legal sale, and acquire and hold, lease, mortgage, convey, or otherwise deal with the Lot. If a lien foreclosure action is filed, and an Owner abandons or vacates his Lot, the Association may apply for the appointment of a receiver for the Lot without prior notice to the Owner. The Association's rights are expressly subordinate to the rights of any holder of a first lien security interest as set forth in its deed of trust or mortgage (including any assignment of rents), to the extent provided under the Act.

[NOTE: This section incorporates provisions of Article VII, Sections 7.4, 7.7, and 7.14 of the current Declaration and supplements it to address items not previously addressed such as suspension of voting rights and application of payments.]

Section 5.7 Budget and Assessment. Prior to the beginning of each fiscal year, the Association will prepare a budget covering the estimated costs of operating the Community during the coming year, including an annual reserve contribution for replacement of improvements that are its responsibility, and establish the annual assessment or installments for the coming year.

If the Association proposes a budget that is more than 10% higher than the budget for the prior year, any increase in excess of 10% must be approved as follows: The Association will deliver a summary of the budget to each Member within 90 days after the Board adopts the budget and set a date for an Association meeting to consider the budget, which meeting will occur within a reasonable time after delivery of the budget summary. The budget and the assessment will become effective unless disapproved at a duly called Association meeting by a vote of a majority of the total Association membership. If the membership disapproves the proposed budget or the Association fails for any reason to determine the budget for the succeeding year, then until a new budget is determined, the budget in effect for the current year will continue.

The Association may propose a new budget at any time during the year. The approval procedure set forth in this section for budgets will also apply to a new budget proposed by the Association.

[NOTE: This section revises the procedure for raising assessments set forth in Article VII, Sections 7.1 and 7.2 of the current Declaration. We have simplified the procedure to increase assessments above the cap so that owners would have to participate in the process instead of being able to defeat a request to increase assessments simply by not attending a meeting.]

The budget will not operate as a limitation on expenditures by the Association but is an estimate of Common Expenses on which the Association bases the annual assessments.

Section 5.8 Special Assessments. In addition to the annual assessment provided for above, the Association may, at any time, and in addition to any other rights it may have, propose a special assessment against all Owners in accordance with the meeting and notice procedures set forth above. Any special assessment (except as provided in this Declaration regarding repair or reconstruction of casualty damage to or destruction of all or part of the Community) will become effective unless disapproved at a duly called Association meeting by a vote of a majority of the total Association membership; provided, however, if a quorum is not obtained at the meeting, the special assessment will become effective even though a vote to disapprove the special assessment could not be called at this meeting. The special assessment may be payable in installments, as determined by the Association, and/or may provide for a discount for a lump sum payment.

[NOTE: This section revises that provision of Article VII, Sections 7.5 and 7.6 of the current Declaration regarding special assessments. Under CCIOA, special assessments are levied using the same procedure as for the annual budget.]

Section 5.9 Statement of Account. The Association will furnish to an Owner or the Owner's designee, or to a holder of a security interest or its designee, a statement setting forth the amount of unpaid assessments then levied against the Owner's Lot. The Association will deliver the statement personally or by certified mail, first-class postage prepaid, return receipt requested to the inquiring party within 14 calendar days after the Association's registered agent receives the request by personal delivery or by certified mail, first class postage prepaid, return receipt requested. The information contained in the statement, when signed by the Association's treasurer or managing agent, if any, will bind the Association, the Board, and every Owner as to the person or persons to whom the statement is issued and who rely on it in good faith. The Association may establish a reasonable fee relating to the statement, which may incorporate any fees imposed by a managing agent.

[NOTE: This provision is similar to Article VII, Section 7.10 of the current Declaration. It is consistent with requirements of CCIOA.]

Section 5.10 Surplus Funds and Common Profits. Common profits from whatever source will be applied to the payment of Common Expenses. Any surplus funds remaining after the application of such common profits to the payment of Common Expenses will, at the option of the Board of Directors, be: (a) added to the Association's capital reserve account; (b) distributed to the Owners; or (c) credited to the next assessment chargeable to the Owners in proportion to the liability for Common Expenses attributable to each Lot.

[NOTE: This provision has been added.]

Section 5.11 Borrowing. The Association has the power to borrow money and assign future income, including the right to assign its right to receive Common Expense assessments, but only upon the affirmative vote of more than 50% of the Association vote exercised, in person or by proxy, at a duly constituted meeting called for that purpose, or by ballot in lieu of a meeting as provided for in the Bylaws.

[NOTE: This provision is similar to Article III, Section 3.1.D, of the current Declaration and pursuant to Article 7, Section 7.1(I) the A&R Bylaws. It retains the Board's authority to assign assessment income (the collateral typically requested by banks for a loan), if borrowing is approved by Owners holding at least 50% of the Association vote.]

ARTICLE 6. MAINTENANCE RESPONSIBILITY

Section 6.1 By the Owner. Each Owner is obligated to maintain and keep in good repair all portions of the Owner's Lot consistent with the Community-Wide Standard. This maintenance responsibility includes, but is not limited to the following:

(a) Improvements. Each Owner is responsible for maintenance, repair, and replacement of the property and Improvements located within their Lot boundaries, including exterior lighting, decks, patios, roofs, driveways, sidewalks (including snow, ice, and trash removal), doors, garage doors, windows, and painting or staining the exterior surfaces of the Residence and any other approved Improvement on the Lot.

(b) Landscaping. Each Owner is required to maintain the landscaping on the Lot in a safe, neat, attractive, and well-kept condition, which includes: lawns mowed regularly; hedges, shrubs, and trees pruned and trimmed; adequate watering; replacement of dead, diseased, or unsightly vegetation; and regular removal of weeds and debris. Landscaping will not be maintained in any manner that impairs the ability of drivers to have unobstructed views from the street.

Each Owner must perform his obligations in a manner that does not unreasonably disturb other Owners and Residents. Any maintenance or repair performed on or to the Common Areas by an Owner or Resident (including, but not limited to landscaping of Common Areas) will be performed at the Owner's sole expense, and the Owner or Resident is not entitled to reimbursement from the Association even if the Association accepts the work.

[NOTE: This section is similar to Article VIII, Sections 8.7.N. and 8.18 of the current Declaration.]

Section 6.2 **By the Association.** The Association will maintain and keep in good repair as a Common Expense the Common Areas of the Community. The foregoing maintenance will be performed consistent with the Community-Wide Standard.

The Association will also be responsible for maintaining the sidewalks, fence, and landscaping improvements installed within the public rights-of-way and the perimeter fences, notwithstanding the fact that all or a portion of such fences may be located on or within the boundary lines of various Lots.

If the Association determines that the need for maintenance, repair, or replacement of the Common Areas is caused through the willful or negligent act of any Owner or Resident or their family, guests, lessees, or invitees, the Association may assess the cost of that maintenance, repair, or replacement against the Owner's Lot, which cost will become the Owner's personal obligation, a lien against the Lot, and collected as provided in this Declaration and the Association's collection policy.

[NOTE: This section incorporates the obligations set forth in Article VI, Section 6.1 of the current Declaration.]

Section 6.3 **Failure to Maintain.** If the Association determines that any Owner has failed or refused to properly discharge his maintenance, repair, or replacement obligations as provided in the Governing Documents, the Association will give the Owner written notice of the Owner's failure or refusal and of the Association's right to provide necessary work at the Owner's sole cost and expense. The notice will describe with reasonable particularity the work the Association deems necessary.

Unless the Association determines that an emergency exists, the Owner will have 15 days to control weeds, grass, and/or other unsightly growth on the Lot and 30 days to complete maintenance or repair to the Residence or other Improvements on the Lot. If the maintenance or repair of the Residence or other Improvements on the Lot cannot reasonably be completed within such time period, the Owner must commence replacement or repair within 30 days. If the Association determines that: (a) an emergency exists or (b) the Owner has not complied with the Association's demand, the Association may perform the work, then assess the cost of that maintenance, repair, or replacement against the Owner's Lot as an individual assessment, which cost will become the Owner's personal obligation, a lien against the Lot, and collected as provided in this Declaration and the Association's collection policy.

[NOTE: This section is similar to Article VIII, Section 8.18 of the current Declaration.]

Section 6.4 **Maintenance Standards and Interpretation.** The maintenance standards and enforcement and the interpretation of maintenance obligations under the Governing Documents may vary from one term of the Board to another term of the Board. These variances do not constitute a waiver of any right to adopt and enforce maintenance standards. No decision or interpretation by a prior Board constitutes a binding precedent with respect to subsequent Board decisions or interpretations.

[NOTE: This section has been added.]

ARTICLE 7. ARCHITECTURAL CONTROLS

Section 7.1 **Architectural Control Committee.** The Architectural Control Committee ("ACC") consists of three or more persons appointed by the Board of Directors. The Board of Directors may determine terms of office, fill vacancies, and may remove committee members, with or without cause. If the Board of Directors does not appoint committee members, the Board will serve as the ACC. The ACC may propose design guidelines from time to time, subject to the Board approval.

[NOTE: This section is similar to Article IX, Sections 9.1.A. and 9.1.B. of the current Declaration.]

Section 7.2 Approval Required. No Owner will commence, place, erect, alter, or demolish any Improvement to Property (as defined below) upon any portion of the Spring Creek Meadows Community without prior written approval.

[NOTE: This section simplifies Article IX, Section 9.4.D. of the current Declaration.]

Section 7.3 Improvement to Property. “Improvement to Property” requiring approval of the ACC means and includes, without limitation: (a) construction, installation, erection, or expansion of any building, structure, or other Improvements, including utility facilities; (b) demolition or destruction, by voluntary action, of any building, structure, or other Improvements; (c) grading, excavation, filling, or similar disturbances to the land including, without limitation, change of grade, ground level, or drainage pattern; (d) landscaping, planting, clearing, or removing of trees, shrubs, grass, or plants; and (e) any change or alteration of any previously approved Improvement to Property by an Owner or Owner’s predecessor-in-title, including any change of exterior appearance, color, or texture.

[NOTE: This section is similar to Article IX, Section 9.4.A. of the current Declaration.]

Section 7.4 Application Procedure. The ACC may require that applications show exterior design, height, materials, color, location of the structure or addition to the structure or proposed Improvement to Property, location and size of driveways, walls, windbreaks, and grading plan, as well as any other materials and information as may be required by the ACC and/or set forth in the Design Guidelines. Applications must be submitted to the Association’s managing agent or other designated person. Applications will be reviewed at ACC meetings. Owners submitting applications are responsible for providing documentation to the ACC regarding harmony of external design, effective location and use of existing Improvements and proposed Improvements to Property, preservation of aesthetic beauty and conformity with specifications and purposes generally set forth in the Declaration and the Design Guidelines. The ACC may require submission of additional plans, specifications, or other information prior to approving or disapproving the application. Notwithstanding Section 7.9 below, until the ACC has received all required materials in connection with the application, it may postpone review of any materials submitted for approval.

[NOTE: This section is similar to Article IX, Section 9.4.B. of the current Declaration.]

Section 7.5 Authority of Association to Engage Consultants. The Board has the authority to select and engage professional consultants to assist in reviewing applications and/or to inspect any of the work performed. The cost of any consultants are to be paid by the submitting Owner, whether or not the application is approved. Prior to incurring consultant costs, the Association will notify the Owner of its belief that review and/or inspections by consultants are necessary. The Owner will then have the right to withdraw the submission. The Association may require payment of costs prior to review.

[NOTE: This section has been added.]

Section 7.6 Architectural Review Criteria. The ACC will exercise its reasonable judgment with the objective that proposed Improvements to Property conforms to and harmonizes with the existing surroundings, Residences, landscaping and structures. The ACC’s approval on matters coming before it will not be unreasonably withheld, and actions taken will not be arbitrary or capricious. Criteria for approval include, but are not limited to: (a) conformity and harmony of exterior appearances with neighboring structures, including design compatibility and scale; (b) color and materials to be used; (c) location on the Lot; (d) relation to the natural environment; (e) street visibility; (f) preservation of aesthetic beauty and conformity with the specifications and purposes generally set out in this Declaration and in the Design Guidelines, if any; and (g) any other matter the ACC deems to be relevant or appropriate.

[NOTE: This section is similar to and combines Article IX, Sections 9.4.C. and 9.10 of the current Declaration.]

Section 7.7 Variances. The ACC may recommend reasonable variances or adjustments

from any conditions and restrictions imposed by the Governing Documents to overcome practical difficulties and unnecessary hardships resulting from the application of the conditions and restrictions contained in the Governing Documents. Any variance or adjustment recommended is subject to the Board of Director's written approval.

[NOTE: This section is similar to Article IX, Section 9.11 of the current Declaration.]

Section 7.8 Reply and Communication. The ACC will respond to Owner's application within 30 days of receipt of the completed application and all information the ACC reasonably requires, provided that the response time will be 45 days if a variance is requested or required. If the ACC fails to respond to the application within this time frame, then the applicant may send written notice, via certified mail, to the Association president or the Association's managing agent, that the applicant intends to proceed with the modification as identified in the application. Unless the Association issues a written disapproval of the application within 15 days of receipt of the applicant's notice, the approval will not be required and this article will be deemed complied with as to the items specifically identified in the application; provided, however, even if the requirements of this article are satisfied, nothing herein authorizes anyone to construct or maintain any Improvement to Property that is otherwise in violation of the Governing Documents or of any applicable zoning or other laws.

[NOTE: This section updates Article IX, Section 9.2 of the current Declaration.]

Section 7.9 Commencement of Approved Work. All Improvements to Property approved by the ACC must be commenced within six months from the date of approval. If not commenced within this time, then approval expires, unless the ACC gives a written extension to start the work. At a mutually agreed time, the ACC or its representative is authorized to enter the Lot to inspect the ongoing and completed work. All work must be performed in accordance with the plans as approved by the ACC, including any conditions the ACC imposed.

[NOTE: This section has been added.]

Section 7.10 Completion of Approved Work.

(a) All work approved by the ACC will be completed within 90 days from the date of commencement, unless the ACC otherwise agrees in writing. All approved Improvements to Property must be completed in their entirety, unless the ACC otherwise agrees in writing.

(b) Upon completion, the Owner will give written notice of completion to the ACC. All applicable statute of limitations will be tolled until the Association receives the written notice of completion.

[NOTE: This section has been added.]

Section 7.11 Notice of Noncompliance. The Committee will issue the owner a notice of non-compliance if work is done without prior approval or is not performed in accordance with the approved application or is not completed within the required time frame. Within 45 days and at the Owner's sole cost and expense, the Owner must correct items listed in the notice of non-compliance or restore the Lot to the condition that existed prior to the commencement of the work.

[NOTE: This section has been added.]

Section 7.12 Right to Appeal. If the Board is not acting as the Committee, the applicant may appeal the Committee's decision to the Board of Directors by written appeal submitted to the Board within 20 days of the date that the ACC decision or notice is mailed to the Owner. The Board of Directors will review the decision of the ACC and all materials submitted to the ACC pursuant to the criteria set forth in this article and the Design Guidelines. The ACC's decision may be overruled and reversed by a majority of the directors by a written decision setting forth the reasons for the reversal when the Board concludes that the ACC's decision was not consistent with the criteria set forth in this article and the

Design Guidelines, if any. If the Board denies the Owner's appeal, the Owner will have 45 days from the date of notice of the Board's decision to correct the noncompliance. If the Board does not issue its decision on any appeal within 60 days of the submission date, then appeal is deemed denied.

[NOTE: This section has been added.]

Section 7.13 Limitation of Liability. Neither the Association nor its directors, officers, committee members, or agents will bear any responsibility for the design, quality, structural integrity, or soundness of approved construction or modifications, nor for compliance with building codes, zoning regulations, and other governmental requirements. The Association, its directors, officers, committee members, and agents are not liable for any injury, damages, or loss arising out of the manner, design, or quality of approved construction on or to modifications to any Lot. No lawsuit, action, or claim may be brought against any of the foregoing for any injury, damage, or loss.

[NOTE: This section is similar to Article IX, Section 9.10 of the current Declaration.]

Section 7.14 No Waiver of Future Approvals. The Association's approval of any proposals and applications for any work done or proposed, or in connection with any other matter requiring the Association's approval, is not a waiver of any right to withhold approval as to any similar proposals and applications.

[NOTE: This section has been added.]

ARTICLE 8. COVENANTS

Section 8.1 Owner Responsibility for Compliance. Each Owner is responsible for ensuring that the Owner's family, guests, and Residents comply with all provisions of the Governing Documents. Each Owner and Resident will endeavor to observe and promote the purposes for which the Association was established. In addition to any rights the Association may have against the Owner's family, guests, or Residents as a result of the person's violation of the Governing Documents, the Association may take action under this Declaration against the Owner.

[NOTE: This section has been added.]

Section 8.2 Use of Lots.

(a) Residential /Business Use. Except as provided below, each Lot will be used for residential purposes only. Unless otherwise expressly authorized by the Act and subject to its terms, no trade or business of any kind may be conducted in or from a Lot or any part of the Community, except that the Owner residing in the Residence, or the Resident, may conduct ancillary business activities within the Lot so long as the business activity:

(i) is not apparent or detectable by sight, sound, or smell from outside of the Lot;

(ii) does not involve visitation of the Lot by employees, clients, customers, suppliers, or other business invitees in greater volume than would normally be expected for guest visitation to a Residence without business activity;

(iii) is legal and conforms to all zoning requirements;

(iv) does not increase traffic in the Community in excess of what would normally be expected for Residences in the Community without business activity (other than by a reasonable number of deliveries by couriers, express mail carriers, parcel delivery services, and other similar delivery services);

(v) does not increase the insurance premium paid by the Association or otherwise negatively affect the Association's ability to obtain insurance coverage;

(vi) is consistent with the Community's residential character, and does not constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of other Residents, as determined by the Association; and

(vii) does not result in a materially greater use of Common Area or Association services.

The terms "business" and "trade" as used in this section have their ordinary, generally accepted meanings, and include, without limitation, any occupation, work, or activity undertaken on an ongoing basis that involves provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) the activity is engaged in full or part-time; (ii) the activity is intended to or does generate a profit; or (iii) a license is required for the activity.

[NOTE: This section modifies Article VIII, Section 8.1 of the current Declaration. We have included comprehensive restrictions to address home occupations.]

(b) Occupancy. If an Owner is a corporation, partnership, trust, or other legal entity, the entity will designate in writing to the Association the name(s) of the natural person(s) who will occupy the Lot. The designated person(s) to occupy the Lot may not be changed more frequently than once every six months without the express written consent of the Association.

[NOTE: Recognizing that a corporate entity will have individuals residing in the Residence, this provision addresses potential use of a corporately owned Lot for transient occupancy. We have not included any type of limitation on the number of Residents.]

Section 8.3 Leasing. The Community is intended to be an owner-occupied community. However, any Owner has the right to lease or allow occupancy of a Lot upon terms and conditions the Owner deems advisable, subject to restrictions of this Declaration, any other restrictions of record, and the following:

(a) "Leasing" for the purposes of this Declaration is defined as regular occupancy of a Lot by any Person other than the Owner, with or without consideration. For the purposes of this Declaration, occupancy by not more than one roommate of an Owner who occupies the Lot as his primary residence does not constitute leasing under this Declaration.

(b) Leases will be for or of the entire Lot. There will be no subleasing of Units or assignment of leases without prior written Association approval.

(c) Occupancies of Lots of less than six months are prohibited without the Association's prior written approval.

(d) All leases will be in writing and will provide that the lease is subject to the Governing Documents. The Association has the authority to require a particular lease form or addendum to implement the provisions of this section. Owners are required to provide Residents with copies of the current Declaration and Rules and Regulations.

(e) Each Owner who leases his Lot will provide the Association, upon request, a copy of the current lease (lease amount may be redacted) and tenant information, including the names of all Residents, vehicle descriptions including license plate numbers, and any other information reasonably requested by the Association or its agents.

(f) All leases will state that the failure of the Resident or guests to comply with the Governing Documents is a default of the lease and this Declaration.

(g) All Owners who reside at a place other than the Lot will provide to the Association an email address, physical address, and phone number(s) where the Owner can be reached in the case of emergency or other Association business. The Owner is solely responsible to keep this information current.

(h) If a Lot is leased or occupied in violation of this section or if the Owner or Resident violates the Governing Documents, the Association will be authorized, in addition to all other available remedies, to levy fines against the Resident and/or Owner, and to suspend all voting and/or Common Area use privileges.

[NOTE: This section updates and expands upon Article VIII, Section 8.7.H. of the current Declaration.]

Section 8.4 **Use of Common Areas.** There will be no obstruction of the Common Areas, nor will anything be kept, parked, or stored on or removed from any part of the Common Areas without the prior written consent of the Board, except as specifically provided herein. No exterior additions, alterations, or decorations may be made to any Common Area fencing, monument signage, or landscaping. The Association may remove unattended personal property from Common Areas. The Association will not be liable to the Owner of any Lot or his Residents, guest, or family for loss or damage, by theft or otherwise, of any property which may be stored in or upon any of the Common Areas or for the removal of such property.

[NOTE: This section is similar to Article VI, Section 6.4 of the current Declaration.]

Section 8.5 **Lot Combination.** Lots may not be combined with other Lots.

Section 8.6 **Subdivision.** No Lot may be further divided or subdivided, nor may any easement or other interest in less than the whole be conveyed by the Owner of the Lot without the prior written approval of the Association; provided, however, Association approval is not required for the transfer or sale of any Lot or for the granting of any security interest in the Lot. No Owner has the right to partition or seek partition of the Common Area or any Lot.

[NOTE: This section is similar to Article VIII, Section 8.8 of the current Declaration.]

Section 8.7 **Temporary and other Structures.** No temporary house trailer, garage, or outbuilding will be placed or erected upon a Lot except with the Association's prior written approval. However, the Association may adopt Rules and Regulations allowing the temporary use of tents in the backyard for recreational purposes.

[NOTE: This section updates Article VIII, Sections 8.1 and 8.5.M. of the current Declaration.]

Section 8.8 **Drainage.** There will be no interference with the established drainage patterns over any property within the Community, unless adequate provision is made for proper drainage and approved by the ACC. In the event of any such interference where there has been no adequate provision made for proper drainage, the Owner interfering with the established drainage patterns will be liable for any damage resulting from such interference.

Nothing herein may be construed to affect the rights of an aggrieved Owner to proceed individually against a violator of this section for relief from interference with his or her property rights, and the Board may, in its discretion, require the aggrieved Owner to seek redress personally for interference with the Owner's property rights before the Association intervenes and commences enforcement action hereunder. No claim for any loss, damage, or otherwise will exist by an aggrieved Owner against the Association for failure to enforce the provisions hereof if the aggrieved Owner has not pursued all available remedies against the violator for redress provided under Colorado law.

[NOTE: This section expands upon and updates to Article VIII, Section 8.9 of the current Declaration.]

Section 8.9 Landscaping Requirements. All landscaping is subject to the approval of the ACC. Grass, shrubs, and trees will be maintained in an attractive, healthy, live, and growing condition, as more particularly provided for in this Declaration. No artificial plants, artificial grasses, or flowers may be placed on the Lot as exterior landscape materials unless approved by the ACC.

[NOTE: This section has been added and expands Article VIII, Section 8.7.N. of the current Declaration.]

Section 8.10 Prohibition of Damage, Nuisance, and Noise. Without the prior written consent of the Board of Directors, nothing will be done or kept on a Lot or the Community that would be in violation of any statute, rule, ordinance, regulation, permit, or other validly imposed requirements of any governmental body, or which would increase the Common Expenses.

Noxious, destructive, offensive, or unsanitary activities may not be carried on within the Community. No Owner or Resident may use or allow the use of the Lot or any portion of the Community at any time, in any way, that may endanger persons or property, unreasonably annoy, disturb, or cause embarrassment or discomfort to other Owners or Residents, or constitute a nuisance. The intention of this provision is to grant the Association and aggrieved Owners and Residents a right of redress for actions, activities, or conduct which unreasonably disturbs or impairs the peaceful and safe enjoyment.

Nothing in this section will be construed to affect the rights of an aggrieved Owner or Resident to proceed individually against a violator for relief from interference with his property or personal rights. The Board may, in its discretion, require aggrieved individuals to seek redress personally for interference with their rights before the Association intervenes and commences enforcement action. No aggrieved Owner or Resident will have a claim against the Association for failure to enforce the provisions of this section if the aggrieved Owner or Resident has not personally pursued all available remedies against the violator for redress provided under Colorado law.

[NOTE: This section is similar to Article VIII, Sections 8.4 and 8.7.E. of the current Declaration.]

Section 8.11 Pets.

(a) An Owner or Resident may keep a reasonable number of generally recognized household pets on the Lot in compliance with Arapahoe County ordinances. A reasonable number of household pets weighing less than two pounds each may also be kept within the Residence. For purposes of this section, the following are not considered household pets: poultry, fowl, bees, pigs, venomous snakes, or animals determined in the Association's sole discretion to be dangerous animals. The Association may adopt additional Rules and Regulations to supplement this section.

(b) No Owner or Resident may keep, breed, or maintain any pet for any commercial purpose. No structure for the care, housing, or confinement of any pet may be constructed or maintained on any part of the Common Areas. Pets must be kept on a leash and be under the physical control of a responsible person at all times while on the Common Areas, provided, however, dogs need not be leashed when on the Owner's Lot. Feces left by pets upon the Common Areas or on Lots, including the pet owner's Lot, must be removed promptly by the pet owner or other person responsible for the pet.

(c) Following notice and an opportunity for a hearing, the Association may require any pet that, in its opinion, endangers the health of any Owner or Resident or creates a nuisance or unreasonable disturbance, be permanently removed from the Community upon ten days' written notice.

(d) Any Owner or Resident who keeps or maintains any pet within the Community is deemed to agree to indemnify and hold the Association, its directors, officers, and agents free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining the pet within the Community.

[NOTE: This section is similar to Article VIII, Section 8.12 of the current Declaration and incorporates the answers to the questionnaire.]

Section 8.12 Unightly Articles. No unsightly article will be permitted to remain on any Lot or other portion of the property if it is visible from adjoining property or public or private thoroughfares. Without limiting the generality of the foregoing, trailers, mobile homes, recreation vehicles, graders, trucks (other than pickups), boats, tractors, campers, wagons, buses, sleighs, motorcycles, motor scooters, snowmobiles, snow removal equipment, and garden and maintenance equipment will be kept at all times (except when in actual use) in an enclosed structure or otherwise fully screened from view in a manner consistent with this Declaration, such as approved fencing and structures. Service areas, storage areas, compost piles, and facilities for hanging, drying, or airing clothing or household fabrics will be appropriately screened from view. Liquid propane, gas, oil, and other exterior tanks will be kept within an enclosed structure.

[NOTE: This section is similar to Article VIII, Section 8.7.F. of the current Declaration.]

Section 8.13 Trash Removal Restriction. No lumber, grass, plant waste, shrub or tree clippings, metals, bulk materials, scrap, refuse, or trash will be kept, stored, or allowed to accumulate on any portion of a Lot except within an enclosed structure or in a garage; provided, however, that normal household waste can be set out in trash cans the evening before scheduled garbage pick-up and must be removed and returned to the enclosed structure by evening of the day of garbage pick-up. All equipment for the storage or disposal of such materials will be kept in a clean and sanitary condition.

[NOTE: This section supplements the trash removal restrictions set forth in Article VI, Section 6.6 of the current Declaration. We have added language to address the placement and removal of trash cans.]

Section 8.14 Vehicles and Parking.

(a) Prohibited Vehicles. Boats, trailers, jet-skis and trailers for same, oversized trailers, hauling trailers, graders, tractors, mobile homes, panel trucks, buses, vans (excluding vans used by persons with disabilities, mini-vans or sport utility vehicles used as passenger vehicles), recreational vehicles (as may be defined in the Rules and Regulations), and commercial vehicles (as may be defined in the Rules and Regulations) are prohibited with the Community, unless parked wholly within a garage if they can be enclosed with the garage door closed. Emergency vehicles, as defined in the Act, are permitted in the Community. Notwithstanding the above, otherwise prohibited vehicles are allowed temporarily on the Lots and Common Areas during normal business hours for the purpose of serving any Lot or the Common Areas; provided, however, no such vehicle may remain on the Lots or Common Areas longer than 24 hours or for any other purpose unless prior written consent of the Board is first obtained.

No unlicensed vehicles may be parked on the Lots or Common Areas. No stored or abandoned or inoperable vehicles of any kind may be stored or parked on the Lot or Common Areas. An "abandoned or inoperable vehicle" is defined as any passenger car, truck, motorcycle, boat, trailer, camper, house trailer, self-contained motorized recreational vehicle, or other similar vehicle, which for a period of two days or longer, does not have an operable propulsion system installed therein, has one or more flat tires or has another condition preventing the regular and normal operation and movement of the vehicle. A vehicle will be considered "stored" if it remains in the same location in the Community for 14 consecutive days or longer without prior written Board permission.

(b) Enforcement. If any vehicle is parked on any portion of the Community in violation of this section or in violation of the Rules and Regulations, the Board or agent of the Association may place a notice on the vehicle specifying the nature of the violation and stating that after 24 hours the vehicle may be towed. The notice will include the name and telephone number of the person or entity that will do the towing. If 24 hours after such notice is placed on the vehicle the violation continues, the Board or agent of the Association may have the vehicle towed in accordance with the notice, without further notice to the vehicle owner or user.

(c) Towing without Notice. Notwithstanding the language in Section 8.14(b), the Association may tow a vehicle without notice if:

- (i) The removal is expressly ordered or authorized by a court order, an administrative order, or a peace order or by operation of law;
- (ii) The vehicle blocks a driveway or roadway enough to effectively obstruct a person's access to the driveway or roadway;
- (iii) The vehicle is parked or effectively obstructing a designated and marked fire zone; or
- (iv) The vehicle owner or operator has received two previous notice for parking inappropriately in the same manner within the preceding 12 months.

If a vehicle is towed in accordance with this section, neither the Association nor its directors, officers or agents will be liable to any person for any claim of damage resulting from the towing. Notwithstanding anything to the contrary herein, the Board may elect to impose fines or use other available sanctions, rather than exercise its authority to tow.

[NOTE: This section updates Article VII, Section 8.10 of the current Declaration and incorporates the answers to the questionnaire.]

Section 8.15 **Vehicle Repair.** Maintenance, repair, rebuilding, dismantling, repainting, or any kind of servicing of vehicles, trailers, or boats may not be performed or conducted in the Community, except that automobiles and pickup trucks may be repaired in the garage or in the driveway of each Lot, provided that such repairs may not be performed if the same results in the creation of an unsightly or unsafe condition or continues for a period of longer than 24 hours. This restriction does not prevent washing and polishing of any motor vehicle together with those activities normally incident and necessary to washing and polishing.

[NOTE: This section is similar to Article VIII, Section 8.10 of the current Declaration.]

Section 8.16 **Signs.** Except as may be provided for herein or as may be required by state law or legal proceedings, no signs will be erected, placed, or permitted to remain on a Lot, except as follows: (a) a maximum of two non-commercial signs no larger than 600 square inches (approximately 36" x 16") may be displayed within the Lot at one time; (b) one professional security sign not to exceed two square feet in size may be displayed on Lot and a reasonable number of professional security decals not larger than eight inches by eight inches may be displayed within windows in a Residence; (c) one professionally lettered "For Rent" or "For Sale" sign not to exceed five square feet in size may be displayed on a Lot being offered for sale or for lease; (d) one professionally-lettered "Open House" sign not to exceed five square feet may be displayed on the property on the day of the open house and must be removed at the end of the day; (e) political signs as permitted by Colorado law; and (d) a maximum of two non-commercial flags not exceeding three feet by five feet in size attached to a flagstaff on a Residence. Flag poles require written approval of the Association before installation. Commercial flags are prohibited. The Board has the right to erect reasonable and appropriate signs on behalf of the Association.

[NOTE: This provision updates Article VIII, Section 8.7.G. of the current Declaration and is consistent with the Association's Sign, Religious Symbol, and Flag Rule.]

Section 8.17 **Antennas and Satellite Dishes.** Satellite dishes, antennae, or other devices for the transmission or reception of television signals, radio signals, or any form of electromagnetic wave or radiation will not be erected, used, or maintained by Owners or Residents on any portion of the Common Areas except as allowed by federal law. However, the Association has the right to erect, construct, and maintain these devices on the Common Areas.

[NOTE: This section amends Article VIII, Section 8.7.A. of the Current Declaration. It is consistent with the federal Telecommunications Act.]

Section 8.18 Hazardous Activities. No activities will be conducted on a Lot and no Improvements will be constructed on a Lot that are, or might be, unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms will be discharged upon the property, and no open fires will be lighted or permitted on any portion of the property, except in a contained barbecue unit while attended and in use for cooking purposes, or within an interior or exterior fireplace designed to prevent dispersal of burning embers.

[NOTE: This section is similar to Article VIII, Section 8.7.I. of the current Declaration.]

Section 8.19 Restriction on Marijuana Use, Growth and Distribution. Except for the growth and use of marijuana for personal use by the Resident as permitted by Colorado law, no Owner, Resident or other Person may use the Lot or any portion of the Lot for the use of marijuana by any means or for the purpose of growing or distributing marijuana. No Owner or Resident may grow marijuana for another person who is not a Resident of that Lot. No Lot may be used for the production or use of hash oil, whether for personal use or distribution. The restrictions in this section may be further clarified by the Board through rules and regulations. Owners will be responsible for any costs or damages resulting from a violation of this section.

[NOTE: This section has been added.]

Section 8.20 Rules and Regulations. The Board of Directors may adopt, amend and repeal rules and regulations concerning and governing the Residences, Lots, and Common Areas to further the provisions of this Declaration and the general plan of development.

[NOTE: This section simplifies Article VIII, Section 8.5 of the current Declaration.]

Section 8.21 Garage Sales. No garage, patio, porch, or lawn sale shall be held on any Lot, except that the Owner of any Lot may conduct such a sale if the items sold are only his furniture and furnishings, not acquired for purposes of resale; if such sale is held at such time and in such manner as not to disturb any other resident of the area; and if such sale is held in full compliance with all applicable governmental ordinances, statutes, resolutions, rules and regulations, on an infrequent, occasional basis.

[NOTE: This section is similar to Article VIII, Section 8.7.J. of the current Declaration.]

Section 8.22 Use of the words Spring Creek Meadows, Spring Creek Meadows Community, and Spring Creek Meadows Homeowners Association, Inc. Without the Association's prior written consent, Owners or Residents will not use the words Spring Creek Meadows, Spring Creek Meadows Community, Spring Creek Meadows Homeowners Association, Inc., or the logo of the Community or Association, if any, or any derivative thereof, if use is likely to cause confusion, mistake or deception, in the Association's sole discretion.

[NOTE: This section has been added.]

ARTICLE 9. INSURANCE

[NOTE: The only requirements regarding insurance in the current Declaration are that the Association comply with requirements of CCIOA. The provisions outlined below are more comprehensive.]

Section 9.1 Insurance on the Lots. Each Owner will obtain property and liability insurance covering loss, damage, or destruction by fire or other casualty to the Improvements, installed or made to their Lot, the other property of that Owner, and any injuries occurring to the persons while on a Lot. The Association will not be liable for the failure of any Owner to maintain insurance.

Section 9.2 Insurance to be Carried by the Association. The Association will obtain and maintain in full force and effect, to the extent reasonably available and at all times, the insurance coverage set forth in this Declaration and as set forth in the Act. Insurance coverage includes the

following and will be provided by financially responsible and able companies duly authorized to do business in the State of Colorado.

(a) Property Insurance on Common Areas. The Association will obtain property insurance covering loss, damage, or destruction by fire or other casualty to any Improvements installed or made to any portion of the Common Areas and any other property that is the Association's maintenance responsibility in amounts as the Board determines. Property insurance may contain customary deductibles.

(b) Association Comprehensive/General Liability Insurance. The Association will obtain comprehensive/general liability insurance for the Common Areas and any other property the Association maintains, in amounts the Board determines from time to time. Coverage will include, without limitation, liability for personal injuries and operation of automobiles on behalf of the Association.

(c) Association Fidelity Insurance. The Association will obtain fidelity coverage to protect against dishonest acts on the parts of its officers, directors, trustees, and employees, and on the part of all others who handle or are responsible for handling the funds of the Association, including persons who serve the Association with or without compensation. The fidelity coverage should be in an amount sufficient to cover the maximum funds that will be in the control of the Association, its officers, directors, trustees, and employees, and others who are responsible for handling the funds of the Association.

(d) Directors' and Officers' Personal Liability Insurance. The Association will obtain directors' and officers' personal liability insurance to protect the officers, directors, Committee members, and any other individuals acting at the Board's direction from personal liability in relation to their duties and responsibilities in acting on the Association's behalf.

(e) Other Insurance. The Association may obtain other insurance against other risks of similar or dissimilar nature as it deems appropriate with respect to its responsibilities and duties.

Section 9.3 Miscellaneous Terms Governing Insurance Carried by the Association.

The Association will maintain, to the extent reasonably available, insurance policies with the following terms or provisions.

(a) All insurance policies will provide that each Owner is an insured under the policy with respect to liability arising out of the Owner's membership in the Association.

(b) All insurance policies will contain waivers of subrogation against any Owner or member of the Owner's household.

(c) All insurance policies will contain waivers of subrogation and waivers of any defense based on invalidity arising from any acts of an Owner and will provide that policies may not be canceled or modified without at least 30 days' prior written notice to all of the Owners, holders of first lien security interests, and the Association, except in instances of nonpayment of premiums, which will require at least ten days' prior written notice.

(d) If requested, duplicate originals of all policies and renewals, together with proof of payments of premiums, will be delivered to all holders of first lien security interests at least ten days prior to the expiration of the policies.

(e) All liability insurance will cover the Association, the directors and officers, the manager or managing agent, if any, holders of first lien security interests, their successors and assigns, and Owners, with respect to Owner's liability arising out of Association membership.

(f) All Association insurance policies will be primary, if there is other insurance in an Owner's name covering the same risk.

Section 9.4 Insurance Premium. Insurance premiums will be a Common Expense included as a part of the Association's annual assessments.

Section 9.5 Managing Agent's Insurance. The managing agent, if any, will maintain insurance for its benefit and will maintain and submit evidence of coverage to the Association. Insurance will include professional liability or errors and omissions insurance, worker's compensation, unemployment, and fidelity coverage (unless the Association otherwise provides fidelity coverage).

Section 9.6 Insurance Review. The Board may review the insurance carried by the Association periodically, to determine the amount of insurance required and the service capabilities of the current carrier.

Section 9.7 Claims and Adjustments by the Association. Any loss covered by an Association insurance policy will be adjusted by the Association. The insurance proceeds for a loss will be payable to the Association and not to any holder of a first lien security interest. The Association will hold any insurance proceeds for the repair or restoration of the damaged property. The Association is not entitled to use insurance proceeds for other purposes unless there is a surplus after the damaged property has been completely repaired or restored.

Section 9.8 Duty to Repair. The Association must repair or replace promptly any portion of the Community for which insurance is required under this article that is damaged or destroyed, unless Owners entitled to cast more than 50% of the total Association vote agree not to rebuild.

Section 9.9 Condemnation and Property Insurance Allocations and Distributions. In the event condemnation proceeds or property insurance proceeds are distributed to the Owners, the distribution will be as the parties with interests and rights are determined or allocated by record and pursuant to the Act.

Section 9.10 Responsibility for Payment of Deductible Amount. Whether the Board, in its discretion, submits a claim under the Association's insurance policies or not, the Association will pay or absorb the deductible amount for any work, repairs, or reconstruction for damage to property that is the Association's maintenance responsibility unless the damage is caused by the negligent or willful act or omission of an Owner, the Owner's family, guests, or invitees, in which case the Association will seek reimbursement of the deductible amount as an individual assessment in compliance with and under the terms of the Declaration.

Section 9.11 Insurance Assessments. If the insurance proceeds are not sufficient to defray the costs of reconstruction and repair for any reason, including the allocation of deductibles, the deductible or additional cost will be a Common Expense.

Section 9.12 Damage to or Destruction of Residences on Lots. In the event of damage to or destruction of structures on a Lot, the Owner will promptly repair or reconstruct the damaged structure in a manner consistent with the original construction or plans approved in accordance with this Declaration unless the Owner elects not to rebuild in cases of substantial damage or destruction. If the structure is substantially destroyed and the Owner determines not to rebuild or reconstruct, the Owner will promptly clear the Lot of all debris and continue to maintain the Lot in a neat and attractive condition consistent with this Declaration.

ARTICLE 10. AUTHORITY AND ENFORCEMENT

Section 10.1 Compliance With and Enforcement of Governing Documents.

(a) Compliance Required. Every Owner and Resident will comply with the applicable provisions of the Governing Documents. Any aggrieved Owner or Resident has the right to take action to enforce the terms of the Governing Documents against another Owner or Resident.

(b) Association Remedies. The Association may enforce all applicable provisions of

the Governing Documents and may impose sanctions for their violation. Sanctions may include, without limitation:

- (i) imposing reasonable monetary fines, after notice and opportunity for a hearing, which will be a lien upon the violator's Lot;
- (ii) suspending voting rights;
- (iii) suspending the Owner's rights to use the Common Areas (as well as the rights of the Owner's family, guests, and Residents to use the Common Areas);
- (iv) recording in the real property records a notice of violation identifying any uncured violation of the Governing Documents; and
- (v) other remedies provided for in this Declaration or by applicable law.

(c) Emergencies and Legal Action. In addition, the Association may take the following enforcement procedures to seek compliance with the Governing Documents:

- (i) exercising self-help in any emergency situation (specifically including, but not limited to, towing vehicles that are in violation of any parking Rules and Regulations); and/or
- (ii) instituting any civil action to enjoin any violation or to recover monetary damages or both.

(d) Remedies Are Cumulative. All remedies set forth in the Governing Documents are cumulative of any remedies available at law or in equity.

(e) Costs Incurred By Association. If the Association exercises any of its rights pursuant to this section, all costs will be assessed against the violating Owner or Resident and will be a lien against the Lot. Additionally, subject to the Act, the Association will also be entitled to reasonable attorney's fees actually incurred, which will be collected as an assessment.

[NOTE: This section expands upon Article VII Section 7.7 of the current Declaration.]

Section 10.2 Failure to Enforce. The Board will have the discretion to determine whether enforcement action in any particular case will be pursued; provided that the Board will exercise judgment, be reasonable and not be arbitrary and capricious. Notwithstanding the above, no right of action will exist against the Association for failure of enforcement where: (i) the Board determines that the Association's position is not strong enough to justify taking enforcement action; (ii) a particular violation is not of such a material nature as to be objectionable to a reasonable person or justify the expense and resources to pursue; or (iii) the Owner or party asserting a failure of enforcement possesses an independent right to bring an enforcement action at law or in equity and has failed to do so. A decision of the Association not to pursue enforcement action will not be construed as a waiver of the Association's right to enforce such provision at a later time under other circumstances or preclude the Association from enforcing any other provision of the Governing Documents.

[NOTE: This section has been added.]

ARTICLE 11. AMENDMENTS

Except where a higher vote is required for action under any other provision of this Declaration or by the Act, in which case such higher vote will be necessary to amend such provision, this Declaration may be amended by the affirmative vote, written consent, or any combination of affirmative vote and written consent of the Lot Owners holding at more than 50% of the total Association vote.

Notice of any meeting at which a proposed amendment will be considered will state the fact of consideration and the subject matter of the proposed amendment. The Association may seek approval of an amendment by mail ballot in accordance with the procedures outlined in the Bylaws. No amendment will be effective until certified by the President and Secretary of the Association, or such other officers as designated by the Board, and recorded in the Arapahoe County, Colorado real property records.

Notwithstanding the foregoing, the Board of Directors, without the necessity of a vote from the Owners, may amend this Declaration to correct any scrivener's errors, comply with any applicable state, city, or federal law, and/or to bring the Community into compliance with applicable rules and regulations of the Federal National Mortgage Association ("Fannie Mae"), the Department of Housing and Urban Development ("HUD"), and the Veterans Administration ("VA") pursuant to federal law.

Any action to challenge the validity of an amendment adopted under this article must be brought within one year of the effective date of such amendment. No action to challenge such amendment may be brought after such time.

[NOTE: This section revises and updates Article XVI of the current Declaration. We have deleted references to the Declarant and to mortgagees. In planned unit developments that are not condominiums, mortgagee consent is not required by FNMA or other secondary mortgage market entities. We have also provided authority for the Board to amend the Declaration in limited circumstances and incorporated the statutory provision regarding the statute of limitations to challenge an amendment.]

ARTICLE 12. GENERAL PROVISIONS

SECTION 12.1 Security. The Association may, but will not be required to, from time to time, provide measures or take actions which directly or indirectly improve security in the Community; however, each Owner, for himself or herself and his or her family members, tenants, guests, licensees, and invitees, acknowledges and agrees that the Association is not a provider of security, and the Association will not have a duty to provide security in the Community. Furthermore, the Association does not guaranty that non-residents will not gain access to the Community and commit criminal acts in the Community, nor does the Association guarantee that criminal acts in the Community will not be committed by other Owners or Residents. It will be each Owner's and Resident's responsibility to protect his or her person and property, and all responsibility to provide such security will lie solely with each Owner. The Association will not be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of measures undertaken.

[NOTE: This section has been added to put residents on notice that they are responsible for security of themselves and their property.]

Section 12.2 Implied Rights. The Association may exercise any right or privilege given to it expressly by this Declaration, the Bylaws, the Articles of Incorporation, any use restriction or rule, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it or reasonably necessary to effectuate any of its rights or privileges.

[NOTE: This section has been added.]

Section 12.3 Electronic Records, Notices, and Signatures. Notwithstanding any other portion of this Declaration, records, signatures, and notices will not be denied validity or effectiveness hereunder solely on the grounds that they are transmitted, stored, made, or presented electronically. The relevant provisions of the Bylaws will govern the giving of all notices required by this Declaration.

[NOTE: This section has been added.]

Section 12.4 Duration. The covenants and restrictions of this Declaration will run with and bind the property perpetually unless otherwise terminated as provided in C.R.S. § 38-33.3-218.

[NOTE: This section revises Article XVI, Sections 16.1 and 16.2 of the current Declaration.]

Section 12.5 Severability. Invalidation of any one of these covenants or restrictions by judgment or court order or otherwise will in no way affect the application of such provision to other circumstances or affect any other provision(s), which will remain in full force and effect.

[NOTE: This section is similar to Article XVII, Section 17.3 of the current Declaration.]

Section 12.6 Public in General. The rights and burdens created in this Declaration do not, are not intended to, and will not be construed to create any rights and burdens in or for the benefit of the general public.

[NOTE: This section has been added.]

Section 12.7 Captions. All captions and titles used in this Declaration are intended solely for convenience of reference and do not enlarge, limit, or otherwise affect that which is set forth in any paragraph, section, or article.

[NOTE: This section has been added.]

Section 12.8 Singular Includes the Plural. Unless the context otherwise requires, the singular includes the plural, and the plural includes the singular, and each gender referral is deemed to include the masculine, feminine, and neuter.

[NOTE: This section is similar to Article XVII, Section 17.4 of the current Declaration.]

Section 12.9 Conflicts. In the event of a conflict between this Declaration and the Articles of Incorporation or Bylaws, this Declaration will control. In the event of a conflict between the Articles of Incorporation and the Bylaws, the Articles of Incorporation will control.

[NOTE: This provision is similar to Article XVII, Section 17.9 of the current Declaration.]

IN WITNESS WHEREOF, the undersigned officer of the Spring Creek Meadows Homeowners Association, Inc. hereby certifies that this Amended and Restated Declaration was adopted by the Members of the Association or that the District Court of Arapahoe County has entered an order approving this Amended and Restated Declaration.

This _____ day of _____, 202____.

SPRING CREEK MEADOWS HOMEOWNERS
ASSOCIATION, INC.

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Declaration was acknowledged before me by _____,
_____ of the Association, on this _____ day of _____, 202____.

Notary Public

My commission expires: _____

EXHIBIT "A"

Legal Description of Community

[To be attached]