

After recording, return to:
Fairfield and Woods, P.C.
1801 California, Street, Suite 2600
Denver, CO 80202

**FIRST AMENDMENT TO THE MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THE AURORA HIGHLANDS**

This First Amendment to the Master Declaration of Covenants, Conditions and Restrictions for The Aurora Highlands ("First Amendment") is dated this 19th day of November, 2020.

RECITALS

This First Amendment is made with reference to the following facts:

A. WHEREAS, on, February 3, 2020, the Declarant, Aurora Highlands, LLC, a Nevada liability company ("Declarant"), recorded the Master Declaration of Covenants, Conditions and Restrictions for The Aurora Highlands, ("Declaration") in the real property records of the County of Adams, State of Colorado at Reception No. 2020000010483;

B. WHEREAS, Section 10.2 of the Declaration provides that the Declaration may be amended by the vote of Owners holding at least sixty-seven percent (67%) of the votes allocated to Parcels subject to this Declaration at the time notice is provide to Owners of a vote on the proposed amendment, as determined by the CAB in its discretion; provided that, until the expiration of the Declarant Rights Period, no amendment of this Declaration shall be effective without the written consent of the Declarant and the CAB.

C. WHEREAS, this First Amendment is made during the Declarant Rights Period.

E. WHEREAS, at least 67% of the Owners and the Declarant desire to amend the Declaration as set forth below, and the Owners, Declarant and the CAB provide their written consent to this First Amendment by their respective signatures below.

AMENDMENT:

NOW, THEREFORE, the Declaration is hereby amended, as follows:

1). Definitions. Any capitalized term not otherwise defined in this First Amendment shall have the same meaning herein as ascribed to such term in the Declaration.

2). Section 3.08 of the Declaration is amended in its entirety and replaced with the following:

Section 3.08 – Scope of Committee Authority. The CARC shall have review and approval authority over the development items covered by the Design Guidelines. Declarant

hereby grants to each of the CAB and the CARC the authority to appoint one or more committees or subcommittees to provide review and approval of minor Improvements to Parcels and modifications to existing Structures and Improvements and landscaping within all or any portion of the Property (notwithstanding any provision of this Declaration to the contrary), and to grant variances related thereto. If such committee or subcommittee is appointed, the applicant may appeal the decision of the committee or subcommittee as provided in Section 3.09 herein; such committee or subcommittee shall have the benefit of the easement rights described in Section 3.18 and 7.01 herein; and such committee or subcommittee shall be a Benefitted Party.

3). Except as specifically amended by this First Amendment, the Declaration remains in full force and effect in accordance with its terms. If any term or provision of this First Amendment is inconsistent with any term or provision of the Declaration, the term or provision of this First Amendment shall control. This First Amendment shall inure to the benefit of and be binding upon the Owners and their heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, Declarant, Owners and the CAB have executed this First Amendment on the day and year first above written.

[signature pages follow]

DECLARANT and OWNER:

AURORA HIGHLANDS, LLC,
a Nevada limited liability company

By: CGF Management, Inc.,
a Nevada corporation, its Manager

By: 


Carlo G. Ferreira, President

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

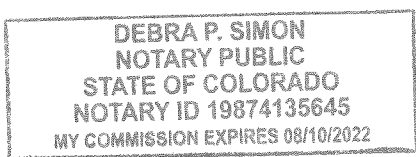
The foregoing instrument was acknowledged before me this 16th day of November, 2020 by Carlo G. Ferreira, President of CGF Management, Inc., a Nevada Corporation, acting as Manager of Aurora Highlands, LLC, a Nevada limited liability company.

Witness my hand and official seal.

My commission expires: 8/10/2022.




Notary Public



OWNER:

RICHMOND AMERICAN HOMES OF COLORADO, INC., a Delaware corporation


By: 
Name: Matt Hengel
Title: SVP

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 18 day of November, 2020 by Matt Hengel, as Senior VP of Richmond American Homes of Colorado, Inc., a Delaware corporation.

Witness my hand and official seal.

My commission expires: July 07, 2024.


Notary Public

RYAN KELLEY TEATER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204023207
MY COMMISSION EXPIRES JULY 07, 2024

