

El Paso County Clerk & Recorder: Index in Grantee Indexes under Pinecliff Home Owners Association and Pinecliff Architectural Control Committee and under Grantor as Pinecliff Home Owners Association and its below listed Filing 14 and Filing 17 owners.

**2023 AMENDMENT TO DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, AND CHARGES AFFECTING THE REAL PROPERTY KNOWN AS PINECLIFF FILING NO. 14 and AMENDED DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND CHARGES AFFECTING THE REAL PROPERTY KNOWN AS PINECLIFF FILING NO. 17 A REPLAT OF A PORTION OF PINECLIFF FILING NO. 14**

**THIS 2023 AMENDMENT TO DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, AND CHARGES AFFECTING THE REAL PROPERTY KNOWN AS PINECLIFF FILING NO. 14 and AMENDED DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND CHARGES AFFECTING THE REAL PROPERTY KNOWN AS PINECLIFF FILING NO. 17 A REPLAT OF A PORTION OF PINECLIFF FILING NO. 14 (referred to herein as “2023 Amendment” or “this Amendment”)** is made as of the date on which this document is recorded in the real property records of the El Paso County, Colorado Clerk and Recorder.

**WHEREAS**, David R. Sellon of Sellon and Company, a Colorado Corporation, (“David R. Sellon”) Declaration of Conditions, Covenants, Restrictions, Easements and Charges Affecting the Real Property Known as Pinecliff Filing No. 14 on April 3, 1987, in Book 5343, Page 892 of the records of the El Paso County, Colorado Clerk and Recorder (“Declaration”). Pinecliff Filing No. 14 consisted of Lots 1 - 19 as shown on the Plat recorded January 22, 1985, in Plat Book X3, Page 139, of the real estate records of El Paso County, Colorado;

**WHEREAS**, by virtue of a Plat recorded May 19, 1987, in Plat Book C-4, Page 5, of the El Paso County, Colorado real estate records, Lots 17, 18 and 19 in Pinecliff Filing 14 were replatted as Lots 1, 2 and 3 of Pinecliff Filing No. 17;

**WHEREAS**, David R. Sellon recorded an Amended Declaration of Conditions, Covenants, Restrictions, Easements and Charges affecting the Real Property known as Pinecliff Filing No. 17, a replat of a portion of Pinecliff Filing 14 (“Amended Declaration”) on July 24, 1987 at Book 5399, Page 1144 of the real estate records for El Paso County, Colorado providing, among other things, that the Filing 17 lots were subject to the terms of the Declaration;

**WHEREAS**, certain owners within Filing 14 recorded a Notarized Petitioner Certification for Covenant Amendment on February 16, 2011, at Reception No. 211017316 in the records of the El Paso County, Colorado Clerk and Recorder (“Second Amended Declaration”). The Declaration, Amended Declaration and Second Amended Declaration are collectively referred to herein as “Amended Covenants”;

**WHEREAS**, the Pinecliff Home Owners Association (“Association”) was established by Articles of Incorporation dated February 22, 1984. Members of the Association are owners of Pinecliff properties

under several filings including Filing No. 14 and Filing No. 17, as more particularly referenced herein. The Association operates under its Articles of Incorporation and Bylaws and pursuant to the Declarations and Policies, Rules and Regulations of the various filings (“Association Governing Documents”). The Association agrees to the terms of the 2023 Amendment as set forth herein.

**WHEREAS**, the Declaration establishes an Architectural Control Committee (“ACC”) to, among other things, enforce or delegate enforcement of covenants. These ACC functions have merged into a single ACC for the Association. The Association ACC consents to the amendment pursuant to the terms set forth herein;

**WHEREAS**, the Declaration provides in Article III, Section 153, that from time to time, Owners of at least two-thirds of the Lots may amend one section of the Declaration or add a new section to the Declaration;

**WHEREAS**, Article III, Section 146 of the Declaration allocates one vote for each Lot owned; and

**WHEREAS**, owners of Filing No. 14 Lots and owners of Filing No. 17 Lots owning more than sixty-seven percent (67%) of those Lots have agreed that the Amended Covenants shall be amended to prohibit short term rentals within those Filings, as more particularly set forth herein.

**NOW THEREFORE**, owners of Filing No. 14 Lots and owners of Filing No. 17 Lots do hereby amend the Amended Covenants as provided herein and declare the following covenants, terms, provisions and restrictions shall run with the real property described in the Declaration, shall be a burden upon any person or party acquiring encumbering, owning, leasing or otherwise holding any interest in said real property, and shall be incorporated into the Amended Covenants as if originally set forth therein.

1. The following Article I, Section 101 of the Declaration shall be amended to read as follows:

**Section 101.**

(a) All lots and building sites in the Subdivision shall be used exclusively for private residential purposes. No dwelling erected or maintained within the Subdivision shall be used or occupied for any purpose other than for a single-family dwelling. No business, profession or other activity conducted for gain shall be carried on or within any lot or building site.

(b) Leasing. Any Owner may lease his or her Lot or building site, but only if the leasing complies with the provisions and restrictions of this Amendment and the Association Governing Documents, including the following:

(i) "Leasing" or "Renting" for the purposes of this Amendment is defined as regular, exclusive occupancy of a Lot by any Person other than the Owner; provided, however, for the purposes of this Amendment, persons who do not pay rent and reside with the Owner, a guest or invitee of an Owner or a roommate of the Owner, where the Owner occupies the Lot as the Owner's primary residence, are not considered tenants and their occupancy does not constitute leasing.

(ii) Short-term occupancies and rentals of less than one hundred eighty (180) days

of Lots, including transient, hotel, bed-and-breakfast or vacation-type rentals including VRBO, Airbnb, and similar arrangements, are prohibited. Any of the uses set forth in the preceding sentence shall be prohibited on any Lot even if such use is determined to be a residential use. Upon the expiration of any lease of at least one hundred eighty (180) days, the Owner may thereafter extend that lease on a month-to-month basis. All leases shall be for the entire Lot without the subdivision of dwelling units for leasing purposes. Subleasing, meaning the leasing or rental of a leased Lot from the tenant under the lease to another person, is prohibited.

(iii) Existing short-term occupancy or rental bookings and arrangements shall be allowed for ninety (90) days after the recording of this Amendment but after said ninety (90) days, such short-term occupancy or rental shall be prohibited thereafter as provided by this Amendment.

(iv) All leases or rental agreements shall be in writing and shall provide that the leases or rental agreements are subject to all terms of the Association Governing Documents, including this Amendment. Owners are required to provide tenants with copies of the current Association Governing Documents.

(v) Each Owner who leases his or her Lot shall provide the Association and/or the ACC, upon request, with a copy of the current lease and tenant information, including the names of all occupants, vehicle descriptions, including license plate numbers, number and type of pets, and any other information reasonably requested by the Board or their agents. Each owner is strongly encouraged to conduct full background checks, including credit and criminal reports, for each lease applicant.

(vi) All occupancies, leases and rental agreements of Lots shall state that the failure of the tenant, lessee, renter or their guests to comply with the terms of the Association Governing Documents shall constitute a default of the occupancy, lease or rental agreement and of this Amendment and the Declaration, and such default shall be enforceable by either the landlord, the Association, ACC or as otherwise provided in the Association Governing Documents.

(vii) All occupancies or rentals of Lots shall be subject to the right of the Association and or the ACC to remove and/or evict the occupant for failure to comply with the terms of this Amendment and the Association Governing Documents.

(viii) If the Association or ACC requests the Owner evict the Owner's tenant based on the terms of this Amendment, and the Owner fails to commence such action within thirty (30) days of the date of such request and notice, the Association or ACC may commence eviction proceedings. Upon failure by the Owner to comply with the request to evict, the Owner delegates and assigns to the Association, acting through the Board, and/or the ACC the power and authority to evict the lessee as attorney-in fact.

(c) **Enforcement.** Enforcement of these terms shall be as provided in the Declaration, Article III, Section 151, and as otherwise provided in the Association Governing Documents. The Owner shall be responsible for the conduct of any and all occupants and guests at the Unit,

