

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 7 owners.

**2024 AMENDMENT TO DECLARATION OF CONDITIONS,
COVENANTS, RESTRICTIONS, EASEMENTS, AND CHARGES
AFFECTING THE REAL PROPERTY KNOWN AS PINECLIFF
FILING NO. 7**

THIS 2024 AMENDMENT TO DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, AND CHARGES AFFECTING THE REAL PROPERTY KNOWN AS PINECLIFF FILING NO. 7 (referred to herein as “2024 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. 7 on May 25, 1981, in Book 3437, Page 89 of the records of the El Paso County, Colorado Clerk and Recorder (“Declaration”). Pinecliff Filing No. 7 consisted of Lots 1 - 35 as shown on the Plat recorded May 15, 1981, in Plat Book N3, Page 80, of the real estate records of El Paso County, Colorado;

WHEREAS, the Declaration establishes an Architectural Control Committee (“ACC”) to, among other things, enforce or delegate enforcement of covenants. By virtue of a Notice of Membership of the Architectural Control Committees Pinecliff Subdivisions recorded on March 30, 2001 at Reception No. 201038873, these ACC functions have merged into a single ACC for the Association. The Association ACC consents to the 2024 Amendment pursuant to the terms set forth herein;

WHEREAS, certain owners within Filing 7 recorded a one-page Amendment to said Declaration on April 18, 2000, at Reception No. 200042328 in the records of the El Paso County, Colorado Clerk and Recorder (“Amended Declaration”). The Declaration and the Amended Declaration are collectively referred to herein as the “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. 7, 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 2024 Amendment as set forth herein.

WHEREAS, the Declaration provides in Article III, Section 308, that from time to time, Owners of at least three-fourths of the Lots may amend one section of the Declaration or add a new section to the Declaration;

WHEREAS, owners of Filing No. 7 Lots owning more than seventy-five percent (75%) of those Lots have agreed that the Amended Covenants shall be amended to prohibit short term rentals within said Filing, as more particularly set forth herein.

NOW THEREFORE, owners of Filing No. 7 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 306, 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, including the Tenant and the Tenant's family, guests and others on the premises with Tenant's consent ("Tenant's Guests") in order to assure their compliance with the Association's Governing Documents and shall indemnify and hold the Association, the ACC and owners harmless from failure to comply by such occupants or guests. Owner and Tenant agree that violation by the Tenant or Tenant's Guests of the Association's Governing Documents shall constitute a default under the Tenant's lease and may also subject the Owner and Tenant to a fine and other remedies set forth in the Association's Governing Documents. The Tenant and the Owner shall be jointly and severally liable for all fines, reasonable attorney fees and loss or damage sustained by the Association and/or the ACC as a result of the acts or omissions of Tenant or Tenant's guests.

2. Other than this Amendment as set forth herein or otherwise, the remaining provisions in the Amended Covenants are affirmed. Notwithstanding any provision of the Amended Covenants or the Association Governing Documents, the provisions of this Amendment shall supersede and control over any conflicting provisions of the Amended Covenants or Association Governing Documents.
3. This 2024 Amendment is hereby incorporated in the Amended Covenants as if originally stated therein and shall run with the land and be binding upon all parties as provided therein. The Recitals above are incorporated herein as part of the text hereof. The terms "include" or "including" shall mean "include without limitation" and "including without limitation".

IN WITNESS WHEREOF, this 2024 Amendment shall be effective on the date when it is recorded.

APPROVED BY THE UNDERSIGNED:

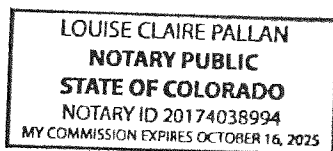
Pinecliff Home Owners Association
a Colorado Nonprofit Corporation

By: [Signature]
Its: President, Pinecliff HOA

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 12^m day of December, 2024, by Christine Thomas as President of Pinecliff Home Owners Association, a Colorado Nonprofit Corporation.

WITNESS my hand and official seal.



[Signature]

Notary Public

My Commission expires: October 16, 2025

APPROVED BY THE UNDERSIGNED:

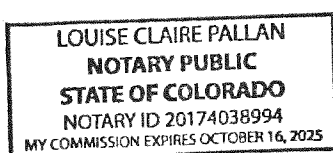
Architectural Control Committee for Pinecliff Home
Owners Association

By: [Signature]
Its: ACC Chair

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 12^m day of December, 2024, by James E. Brechwald as Chair of Architectural Control Committee, Pinecliff Home Owners Association, a Colorado Nonprofit Corporation.

WITNESS my hand and official seal.



[Signature]

Notary Public

My Commission expires: October 16, 2025

OWNERS: Charles V. Adams and Margaret R. Adams, as Trustees of
The Adams Living Trust

SIGNED:

Charles V. Adams

Margaret R. Adams

PRINTED NAMES:

Charles V. Adams

Margaret R. Adams

LOT AND ADDRESS: Lot 1, Pinecliff No. 7
4912 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 30 day of September, 2024, by
Charles V. Adams and Margaret R. Adams, as Trustees of The Adams Living Trust.

WITNESS my hand and official seal.

Marcia Oltrogge

Notary Public

My Commission expires: 8-12-28

MARCIA OLTROGGE
Notary Public
State of Colorado
Notary ID # 20244030137
My Commission Expires 08-12-2028

OWNERS: Adam Heitke and Sarah Heitke

SIGNED:

Adam Heitke

Sarah E Heitke

PRINTED NAMES:

Adam J Heitke

Sarah E Heitke

LOT AND ADDRESS: Lot 2, Pinecliff No. 7
4922 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 22nd day of October, 2024, by
Adam Heitke and Sarah Heitke.

WITNESS my hand and official seal.

Allisyn Berg

Notary Public

My Commission expires: 9/30/26

ALLISYN BERG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224025678
MY COMMISSION EXPIRES JUNE 30, 2026

OWNERS: Marek A. Koziarski and Teri A. Koziarski

SIGNED:

Teri A. Koziarski

Marek A. Koziarski

PRINTED NAMES:

Teri A. Koziarski

Marek A. Koziarski

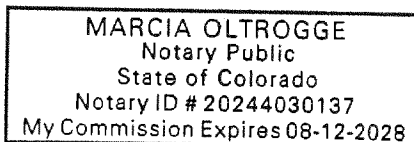
LOT AND ADDRESS: Lot 3, Pinecliff No. 7
4932 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 27 day of September, 2024, by
Marek A. Koziarski and Teri A. Koziarski.

WITNESS my hand and official seal.

Marcia Oltrogge
Notary Public
My Commission expires: 8-12-28



OWNERS: Charles M. Struck and Beverly D. Struck

SIGNED:

Charles M. Struck

Beverly D. Struck

PRINTED NAMES:

Charles M. Struck

Beverly D. Struck

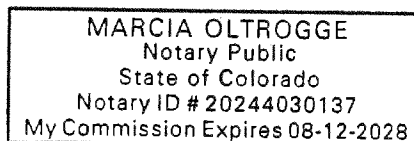
LOT AND ADDRESS: Lot 4, Pinecliff No. 7
4942 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 27 day of September, 2024, by
Charles M. Struck and Beverly D. Struck.

WITNESS my hand and official seal.

Marcia Oltrogge
Notary Public
My Commission expires: 8-12-2028



OWNERS: Michael Charles Morris and Maartje Lucia Klara Morris

SIGNED:

PRINTED NAMES:

LOT AND ADDRESS: Lot 5, Pinecliff No. 7
4952 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
)
) SS.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by **Michael Charles Morris and Maartje Lucia Klara Morris.**

WITNESS my hand and official seal.

Notary Public
My Commission expires:

OWNERS: James Lee Holt and Donna F. Holt

SIGNED:

PRINTED NAMES:

LOT AND ADDRESS: Lot 6, Pinecliff No. 7
5012 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by **James Lee Holt and Donna F. Holt.**

WITNESS my hand and official seal.

Notary Public
My Commission expires: _____

OWNERS: Robert W. Forster and Geraldine S. Forster

SIGNED:

Robert W. Forster

PRINTED NAMES:

Robert W. Forster

LOT AND ADDRESS: Lot 7, Pinecliff No. 7
5022 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 30 day of September, 2024, by:
Robert W. Forster and Geraldine S. Forster.

WITNESS my hand and official seal.

Marcia Oltrogge
Notary Public
My Commission expires: 8-12-28

MARCIA OLTROGGE
Notary Public
State of Colorado
Notary ID # 20244030137
My Commission Expires 08-12-2028

OWNERS: Larry F. Sandlin and Linda E. Sandlin

SIGNED:

Linda E. Sandlin
Larry F. Sandlin

PRINTED NAMES:

Linda E. Sandlin
Larry F. Sandlin

LOT AND ADDRESS: Lot 8, Pinecliff No. 7
5032 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 27 day of September, 2024, by
Larry F. Sandlin and Linda E. Sandlin.

WITNESS my hand and official seal.

Marcia Oltrogge
Notary Public
My Commission expires: 8-12-2028

MARCIA OLTROGGE
Notary Public
State of Colorado
Notary ID # 20244030137
My Commission Expires 08-12-2028

OWNERS: Jan Kolnik and Viera Kolnikova

SIGNED:

PRINTED NAMES:

JAN KOLNIK

VIERA KOLNIKOVA

LOT AND ADDRESS: Lot 9, Pinecliff No. 7
5042 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

ALLISYN BERG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224025678
MY COMMISSION EXPIRES JUNE 30, 2026

The foregoing instrument was acknowledged before me this 22nd day of October, 2024, by
Jan Kolnik and Viera Kolnikova.

WITNESS my hand and official seal.

Allisyn Berg
Notary Public
My Commission expires: 6/30/26

OWNERS: Steven^{ph} L. Havens and Beverly J. Havens

SIGNED:

PRINTED NAMES:

Stephen L. Havens

Beverly J. Havens

LOT AND ADDRESS: Lot 10, Pinecliff No. 7
5052 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 27 day of September, 2024, by
Steven L. Havens and Beverly J. Havens.

WITNESS my hand and official seal.

Marcia Oltrogge
Notary Public
My Commission expires: 8-12-2028

MARCIA OLTROGGE
Notary Public
State of Colorado
Notary ID # 20244030137
My Commission Expires 08-12-2028

OWNER: Brian T. Dziekonski

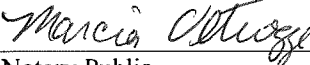
SIGNED: PRINTED NAME: Brian T. Dziekonski

LOT AND ADDRESS: Lot 11, Pinecliff No. 7
 5112 Cliff Point Circle West
 Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
 COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 27 day of September, 2024, by
Brian T. Dziekonski.

WITNESS my hand and official seal.


 Notary Public
 My Commission expires: 8-12-2028

MARCIA OLTROGGE
 Notary Public
 State of Colorado
 Notary ID # 20244030137
 My Commission Expires 08-12-2028

OWNERS: John C Humphrey and Shari Humphrey

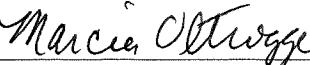
SIGNED: 
PRINTED NAMES: John C Humphrey
Shari Humphrey

LOT AND ADDRESS: Lot 12, Pinecliff No. 7
 5122 Cliff Point Circle West
 Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
 COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 30 day of September, 2024, by
John C Humphrey and Shari Humphrey.

WITNESS my hand and official seal.


 Notary Public
 My Commission expires: 8-12-28

MARCIA OLTROGGE
 Notary Public
 State of Colorado
 Notary ID # 20244030137
 My Commission Expires 08-12-2028

OWNERS: The Judith K. Benson Trust dated July 20, 2005 and
The Geoffrey Webster Living Trust

SIGNED:

PRINTED NAMES:

LOT AND ADDRESS: Lot 15, Pinecliff No. 7
5121 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 27 day of September, 2024, by
Judith K. Benson as Trustee of The Judith K. Benson Trust dated July 20, 2005 and Geoffrey Webster as
Trustee of The Geoffrey Webster Living Trust.

WITNESS my hand and official seal.

Marcia Oltrogge
Notary Public
My Commission expires: 8-12-28

MARCIA OLTROGGE
Notary Public
State of Colorado
Notary ID # 20244030137
My Commission Expires 08-12-2028

OWNERS: Joseph S. McCaffrey and Nancy D. McCaffrey

SIGNED:

PRINTED NAMES:

LOT AND ADDRESS: Lot 16, Pinecliff No. 7
5111 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 27 day of Sept., 2024, by
Joseph S. McCaffrey and Nancy D. McCaffrey.

WITNESS my hand and official seal.

Marcia Oltrogge
Notary Public
My Commission expires: 8-12-28

MARCIA OLTROGGE
Notary Public
State of Colorado
Notary ID # 20244030137
My Commission Expires 08-12-2028

OWNERS: Geoffrey A. Hamilton and Julia L. Hamilton

SIGNED:

PRINTED NAMES:

Geoffrey A. Hamilton
Julia L. Hamilton

LOT AND ADDRESS: Lot 17, Pinecliff No. 7
 1140 Point of the Pines Drive
 Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
 COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 27 day of September, 2024, by
Geoffrey A. Hamilton and Julia L. Hamilton.

WITNESS my hand and official seal.

Marcia Oltrogge
 Notary Public
 My Commission expires: 8-12-2028

MARCIA OLTROGGE
 Notary Public
 State of Colorado
 Notary ID # 20244030137
 My Commission Expires 08-12-2028

OWNER: Phillip A. Lucero

SIGNED:

PRINTED NAME:

Phillip A. Lucero

LOT AND ADDRESS: Lot 18, Pinecliff No. 7
 1130 Point of the Pines Drive
 Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
 COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 1 day of October, 2024, by
Phillip A. Lucero.

WITNESS my hand and official seal.

Marcia Oltrogge
 Notary Public
 My Commission expires: 8-12-28

MARCIA OLTROGGE
 Notary Public
 State of Colorado
 Notary ID # 20244030137
 My Commission Expires 08-12-2028

OWNER: Ramona M. Beal
SIGNED: *Ramona M. Beal*
PRINTED NAME: Ramona M Beal

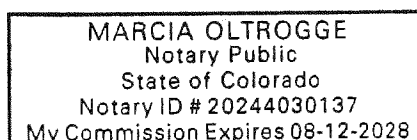
LOT AND ADDRESS: Lot 19, Pinecliff Filing No. 7
 1120 Point of the Pines Drive
 Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
 COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 1 day of October, 2024, by
Ramona M. Beal.

WITNESS my hand and official seal.

Marcia Oltrogge
 Notary Public
 My Commission expires: 8-12-28



OWNERS: Donald John Coakley and Diane Davis Coakley

SIGNED: _____

PRINTED NAMES: _____

LOT AND ADDRESS: Lot 20, Pinecliff Filing No. 7
 1110 Point of the Pines Drive
 Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
 COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by
Donald John Coakley and Diane Davis Coakley.

WITNESS my hand and official seal.

 Notary Public
 My Commission expires: _____

OWNERS: Jason Andrew Swaim and Amanda Lee Swaim

SIGNED: _____

PRINTED NAMES: _____

LOT AND ADDRESS: Lot 21, Pinecliff Filing No. 7
 1115 Point of the Pines Drive
 Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
 COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by
Jason Andrew Swaim and Amanda Lee Swaim.

WITNESS my hand and official seal.

 Notary Public
 My Commission expires: _____

OWNERS: Brett C. Bartleson and Karen P. Bartleson

SIGNED: _____

PRINTED NAMES: _____

LOT AND ADDRESS: Lot 22, Pinecliff Filing No. 7
 1125 Point of the Pines Drive
 Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
 COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by
Brett C. Bartleson and Karen P. Bartleson.

WITNESS my hand and official seal.

 Notary Public
 My Commission expires: _____

OWNER: Dorothy Macnak

SIGNED: *Dorothy Macnak*

PRINTED NAME: Dorothy Macnak

LOT AND ADDRESS: Lot 23, Pinecliff Filing No. 7
1135 Point of the Pines Drive
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 30 day of September, 2024, by
Dorothy Macnak.

WITNESS my hand and official seal.

Marcia Oltrogge
Notary Public
My Commission expires: 8-12-28

MARCIA OLTROGGE
Notary Public
State of Colorado
Notary ID # 20244030137
My Commission Expires 08-12-2028

OWNER: Chris R. Ito

SIGNED: *Chris R. Ito*

PRINTED NAME: Chris R. Ito

LOT AND ADDRESS: Lot 24, Pinecliff Filing No. 7
1145 Point of the Pines Drive
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 1 day of October, 2024, by
Chris R. Ito.

WITNESS my hand and official seal.

Marcia Oltrogge
Notary Public
My Commission expires: 8-12-28

MARCIA OLTROGGE
Notary Public
State of Colorado
Notary ID # 20244030137
My Commission Expires 08-12-2028

OWNERS: Tasha L. Davis and Thorne A. Davis

SIGNED:

Tasha L. Davis
(Signature)

PRINTED NAMES:

Tasha L. Davis
Thorne A. Davis

LOT AND ADDRESS: Lots 25 and 26, Pinecliff Filing No. 7
 5051 Cliff Point Circle West
 Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
 COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 27 day of September, 2024, by
Tasha L. Davis and Thorne A. Davis.

WITNESS my hand and official seal.

Marcia Oltrogge
 Notary Public
 My Commission expires: 8-12-28

MARCIA OLTROGGE
 Notary Public
 State of Colorado
 Notary ID # 20244030137
 My Commission Expires 08-12-2028

OWNER: Deborah A. Bryce, also known as Deborah A. Doyle

SIGNED:

Deborah A. Bryce

PRINTED NAME:

Deborah A. Bryce

LOT AND ADDRESS: Lot 27, Pinecliff Filing No. 7
 5031 Cliff Point Circle West
 Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
 COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 27 day of September, 2024, by
Deborah A. Bryce, also known as Deborah A. Doyle.

WITNESS my hand and official seal.

Marcia Oltrogge
 Notary Public
 My Commission expires: 8-12-28

MARCIA OLTROGGE
 Notary Public
 State of Colorado
 Notary ID # 20244030137
 My Commission Expires 08-12-2028

OWNERS: Erika L. King and Michael King

SIGNED: _____

PRINTED NAMES: _____

LOT AND ADDRESS: Lot 28, Pinecliff Filing No. 7
5021 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by
Erika L. King and Michael King.

WITNESS my hand and official seal.

Notary Public
My Commission expires: _____

OWNERS: Verne D. Campbell and Virginia F. Campbell

SIGNED: _____

PRINTED NAMES: _____

LOT AND ADDRESS: Lot 29, Pinecliff Filing No. 7
5011 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

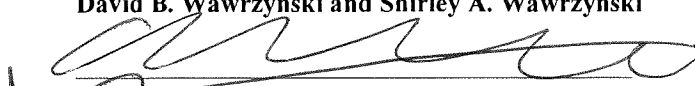
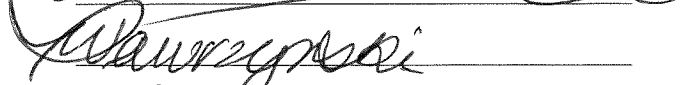
The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by
Verne D. Campbell and Virginia F. Campbell.

WITNESS my hand and official seal.

Notary Public
My Commission expires: _____

OWNERS: David B. Wawrzynski and Shirley A. Wawrzynski

SIGNED:

PRINTED NAMES: David B. Wawrzynski

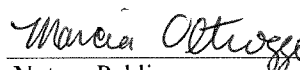
Shirley A. Wawrzynski

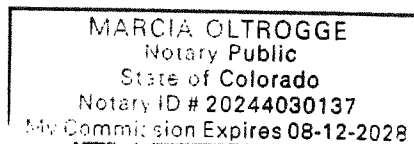
LOT AND ADDRESS: Lot 30, Pinecliff Filing No. 7
 4961 Cliff Point Circle West
 Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
 COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 27 day of September, 2024, by **David B. Wawrzynski and Shirley A. Wawrzynski.**

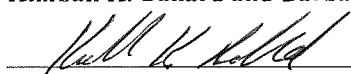
WITNESS my hand and official seal.


 Notary Public
 My Commission expires: 8-12-28



OWNERS: Kimball K. Ballard and Barbara S. Ballard

SIGNED:




PRINTED NAMES: Kimball K. Ballard

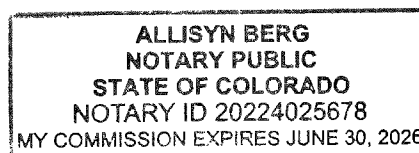
LOT AND ADDRESS: Lot 31, Pinecliff Filing No. 7
 4951 Cliff Point Circle West
 Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
 COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 20th day of November, 2024, by **Kimball K. Ballard and Barbara S. Ballard.**

WITNESS my hand and official seal.


 Notary Public
 My Commission expires: 6/30/26



OWNERS: Karl B. Young and Kimberlee L. Young

SIGNED:

PRINTED NAMES:

LOT AND ADDRESS: Lot 32, Pinecliff Filing No. 7
4941 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 27 day of September, 2024, by
Karl B. Young and Kimberlee L. Young.

WITNESS my hand and official seal.

Marcia Oltrogge
Notary Public
My Commission expires: 8-12-2028

MARCIA OLTROGGE
Notary Public
State of Colorado
Notary ID # 20244030137
My Commission Expires 08-12-2028

OWNER: Kerveillant Trust dated December 2, 2022

SIGNED:

PRINTED NAME:

LOT AND ADDRESS: Lot 33, Pinecliff Filing No. 7
4931 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 27 day of September, 2024, by
Marie Claire Schaefer
as Trustee(s) of the Kerveillant Trust dated December 2, 2022.

WITNESS my hand and official seal.

Marcia Oltrogge
Notary Public
My Commission expires: 8-12-2028

MARCIA OLTROGGE
Notary Public
State of Colorado
Notary ID # 20244030137
My Commission Expires 08-12-2028

OWNERS: Joseph P. Struck and Kara A. Struck

SIGNED:

[Handwritten signatures of Joseph P. Struck and Kara A. Struck]

PRINTED NAMES:

Joseph Struck
Kara Struck

LOT AND ADDRESS: Lot 34, Pinecliff Filing No. 7
4921 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 22nd day of October, 2024, by
Joseph P. Struck and Kara A. Struck.

WITNESS my hand and official seal.

Allisyn Berg
Notary Public
My Commission expires: 6/30/26

ALLISYN BERG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224025678
MY COMMISSION EXPIRES JUNE 30, 2026

OWNER: The Jerry and Cherie Spurlock Living Trust dated April 24, 2020

SIGNED:

[Handwritten signatures of Jerry R. Spurlock and Cherie L. Spurlock]

PRINTED NAMES:

JERRY SPURLOCK
Cherie Spurlock

LOT AND ADDRESS: Lot 35, Pinecliff Filing No. 7
4911 Cliff Point Circle West
Colorado Springs, CO 80919

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 22nd day of October, 2024, by
Jerry R. Spurlock and Cherie L. Spurlock, as Trustees of the Jerry and Cherie Spurlock Living Trust dated
April 24, 2020.

WITNESS my hand and official seal.

Allisyn Berg
Notary Public
My Commission expires: 6/30/26

ALLISYN BERG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224025678
MY COMMISSION EXPIRES JUNE 30, 2026