

Third Amendment

LIMITED AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR RIVER GLEN SUBDIVISION

THIS AMENDMENT is made this first day of May, 2017.

RECITALS

A. River Glen Homeowners' Association ("Community") recorded an Amended and

Restated Declaration of Covenants, Conditions and Restrictions for River Glen Subdivision, in the real property records of the County of Larimer, State of Colorado, at Reception No. 20140030765 , on June 12, 2014 (the "Declaration").

B. The Declaration provides for and allows for this Limited Amendment to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for River Glen Subdivision (the "Amendment") in Article VII, Section c, which provides as follows:

“This Declaration may be amended at any time upon proper notice, by the affirmative approval of 66% of all the Members in good standing or under any authorized procedure to amend covenants set forth in the Act, as amended.”

C. This Amendment has been prepared and determined by the Association and by the Owners that have approved this Amendment to be reasonable and not burdensome.

D. The purpose of this Amendment is to restrict marijuana growing and prohibit distribution in the Community;

E. The undersigned, being the President and Secretary of the Association, hereby certify that 66% of the Members have consented and agreed to this Amendment.

Alternatively, the Association has obtained approval for this proposed Amendment pursuant to the terms and conditions of the Colorado Common Interest Ownership Act.

F. As amended by this Amendment, the Original Declaration is referred to as the “Declaration.”

NOW THEREFORE,

I. Amendments. The Original Declaration is hereby amended as follows:

(a) Addition

. The following Article VI, Section s. is hereby added:

Section s. Marijuana.

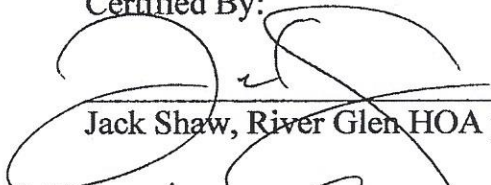
No Lot within the Community may be used for the commercial cultivation, harvesting, and/or distribution of marijuana, or marijuana derivatives. The use of residences, outbuildings, barns, sheds, and the like for purposes of commercial growing, cultivation, curing, and/or distribution of marijuana is strictly prohibited within the boundaries of the Community. Members of the Community may grow a maximum of six (6) marijuana plants within the Lot for personal or medical use only. Such marijuana must be grown in a location that restricts access and does not incite intrusions (i.e., not grown in a highly visible area). Members wishing to grow marijuana outdoors must seek written approval from the Board of Directors prior to planting the marijuana.

II. No Other Amendments. Except as amended by the terms of this Amendment and previous amendments, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment is executed by the undersigned. RIVER GLEN HOMEOWNERS' ASSOCIATION, a Colorado nonprofit corporation


Approved by 44 of 65 homeowners signatures, meeting the 66% requirement on 8/28/2017.

Certified By:



Jack Shaw, River Glen HOA president

11/4/17
date



Denise Vigil, River Glen HOA secretary

11/4/17
date

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✓ Return to:
RG HOA
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