

AMENDMENT OF PROTECTIVE COVENANTS FOR
MAPLE VALLEY SUBDIVISION FILING NO. 1
JEFFERSON COUNTY, COLORADO

15.00
WHEREAS, certain Protective Covenants for Maple Valley Subdivision, Filing No. 1, Jefferson County, Colorado were entered into June 11, 1985 and duly recorded on June 13, 1985, in the records of the Clerk and Recorder of Jefferson County, State of Colorado and Reception No. 85054790 and on March 8, 1990 at Reception No. 90019251, concerning certain real property situated in Jefferson County, State of Colorado, described as follows ["Protective Covenants"]:

MAPLE VALLEY SUBDIVISION FILING NO. 1 ["Subdivision"]; and

WHEREAS, Article V, General Provisions of the Protective Covenants provide for the ability to amend the Protective Covenants at any time by recording an instrument signed by the majority of the then owners of the lots of Maple Valley Subdivision, Filing No. 1, agreeing to the Amendment of the Protective Covenants; and

WHEREAS, United Bank of Aurora N.A., located at 9000 E. Colfax Avenue, Aurora, Colorado 80010 is no longer the current owner of 83 Covenants; and

WHEREAS, the Maple Valley Homeowners Association desired to amend the Protective Covenants to provide for the removal of the existing Architectural Control Committee and its replacement with new members;

WHEREAS, the Maple Valley Homeowners Association, representing the residents of the MAPLE VALLEY SUBDIVISION FILING NO. 1 respectively, does hereby declare, impose and establish this Amendment of protective Covenants for Maple Valley Subdivision, Filing No. 1, Jefferson County, Colorado.

AMENDMENT

1. Architectural Control Committee: Article III, Architectural Control Committee of the Protective Covenants shall be amended in its entirety to read as follows:

Membership

The Architectural Control Committee shall be comprised of the designees for the Maple Valley Homeowners Association who shall have the sole and exclusive authority to designate which designees shall serve on the committee, provided however, there shall always be at least three (3) designees designated. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any appointed member of the Committee or the inability of any member of the Committee to act for any reason, Maple Valley Homeowners Association shall have full power and authority to designate a successor. The members of the Committee, to serve until replaced by the Maple Valley Homeowners Association or for one full year, are on file with the President of the Maple Valley Homeowners association.

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Procedure:

Inquires or submittal of names to the Committee shall be sent to such person or address as designated by the Maple Valley Homeowners Association. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee or this designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in the event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with.

2. Membership in the Association: Article IV, Membership in the Association of the Protective Covenants shall be amended by amending Voting Rights (b) in its entirety to read as follows:

(b) On the 1st day of January, 2001; or
3. Ratification: Except as amended herein the Protective Covenants for Maple Valley Subdivision, Filing No. 1, Jefferson County, Colorado shall remain in full force and effect and are hereby ratified and affirmed by the Maple Valley Homeowners Association as representing the homeowners of the homes of Maple Valley Subdivision, Filing No. 1.
4. Majority of Owners: In compliance with Article V, General Provisions of the Protective covenants, the Protective Covenants have been agreed to by the majority of homeowners of all existing homes in Maple Valley Subdivision, Filing No. 1.

IN WITNESS WHEREOF, the Amendment to the Protective Covenants for
Maple Valley Subdivision, Filing No. 1, Jefferson County, Colorado is executed the 7
day of Feb, 1994.

MAPLE VALLEY HOMEOWNERS ASSOCIATION

BY Vina Busselaine

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Member, Board of directors

STATE of COLORADO

COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 7th day of
February, 1994 by Vina Busselaine, Member, Board
of Directors, Maple Valley Homeowners Association

Witness my hand and official seal.

My Commission expires: May 1, 1995

Constance J. Busselaine
Notary

