

AFTER RECORDING RETURN TO:
Altitude Community Law P.C.
555 Zang St., Suite 100
Lakewood, CO 80228

**AMENDMENT
TO THE
AMENDED AND RESTATED MASTER DECLARATION
FOR
CASCADE VILLAGE**

THIS AMENDMENT is made this 22nd day of November, 2021.

RECITALS

A. The Cascade Village community is currently governed by that certain Amended and Restated Master Declaration for Cascade Village recorded in the real property records of the County of San Juan, State of Colorado, at Reception No. 150192 (the "Declaration").

B. The Declaration provides for and allows for this Amendment to the Amended and Restated Master Declaration for Cascade Village (the "Amendment") in Section 18.3(a), which provides as follows:

Except as otherwise provided in this Declaration, any provision, covenant, condition, or other Restriction contained in this Declaration may be amended, revised, removed or repealed, and new provisions, covenants, conditions, or Restrictions may be added, at any time and from time to time upon approval of Owners holding at least 67% of the eligible Association votes and 51% of Eligible Mortgage Holders. Any amendment that alters the provisions of this Declaration or adds new provisions that make the rights, privileges, Restrictions or obligations of a particular Neighborhood different than those, of any other Neighborhood, shall also require approval of at least 67% of the votes of all of the Owners of Units in that Neighborhood.

C. All Owners are aware of the provisions of the Declaration allowing for amendment, by virtue of the record notice of the Declaration, by acts and disclosures, newsletters or notices of the Association and by other means.

D. 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.

E. The purpose of this Amendment is to add a reserves requirement to the Declaration.

F. The undersigned, being the President and Secretary of the Association, hereby certify that Owners holding at least 67% of the eligible Association votes and 51% of Eligible Mortgage Holders have approved this Declaration.

G. As amended by this Amendment, the Declaration is referred to herein as the "Declaration."

NOW THEREFORE,

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

(a) Addition. The following Section 7.14 is hereby added:

Section 7.14. Reserve Contribution.

Upon recordation of this Declaration, each Owner of each Unit purchased after the date of recordation of this Amendment to Declaration shall make a non-refundable contribution to the Association in an amount equal to 0.50% of the total sales price of the Unit. This contribution shall be collected and transferred to the Association at the time of closing of the sale of a Unit and shall be for the use and benefit of the Association, including, without limitation, to meet unforeseen expenditures or to purchase equipment, property or services. Such contribution to the reserve fund shall not relieve an Owner from making regular payments of Assessments as the same become due.

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

Cascade Village Community Association,
a Colorado nonprofit corporation

By: _____
President

By: Virginia (Vicki) Amelder
Secretary

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this ____ day of _____, 20__, by _____, as President of Cascade Village Community Association, a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: _____

Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF Arapahoe)

The foregoing was acknowledged before me this 22 day of November, 2021, by Virginia Rene Carter, as Secretary of Cascade Village Community Association, a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: 01/26/2025

[Signature]
Notary Public

ANGELA FREYRE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214003301
MY COMMISSION EXPIRES 01/26/2025