

**FIRST AMENDMENT OF THE  
AMENDED AND RESTATED DECLARATION  
OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
COLORADO'S TIMBER RIDGE SUBDIVISION**

This First Amendment of Paragraph E. of Section VII of the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Colorado's Timber Ridge Subdivision ("Amended and Restated Declaration of Colorado's Timber Ridge Subdivision") is made by the Colorado's Timber Ridge Homeowners Association on behalf of the owners of lots in Colorado's Timber Ridge Subdivision according to the official plats thereof recorded in the office of the Clerk and Recorder of Archuleta County, Colorado, who have given the required consent to this First Amendment of Paragraph E. of Section VII of the Amended and Restated Declaration of Colorado's Timber Ridge Subdivision.

**WHEREAS**, an Amended and Restated Declaration of Colorado's Timber Ridge Subdivision was recorded on 9/28/2021, at Reception No. 22107339 in the records of the Clerk and Recorder for Archuleta County, Colorado

**WHEREAS**, §38-33.3-217 of the Colorado Common Interest Ownership Act provides that a declaration may be amended with the approval of at least 67% of the owners of lots subject to the declaration unless a smaller percentage is provided for in the declaration; and

**WHEREAS**, the Amended and Restated Declaration of Colorado's Timber Ridge Subdivision authorized the Declaration to be amended by at least 55% of the lots in Colorado's Timber Ridge Subdivision; and

**WHEREAS**, at least 55% of the owners of lots in Colorado's Timber Ridge Subdivision have approved this First Amendment of Paragraph E. of Section VII of the Amended and Restated Declaration of Colorado's Timber Ridge Subdivision.

**NOW THEREFORE**, the Colorado's Timber Ridge Homeowners Association hereby adopts the following First Amendment of Paragraph E. of Section VII of the Amended and Restated Declaration of Colorado's Timber Ridge Subdivision.

VII. Private Lot Use and Restrictions

E. No commercial or business enterprise of any nature, including short-term rentals of dwelling units or other structures for periods of less than 30 days, the creation or sale of timeshares, or the selling of fractionalized home ownership interests, shall be allowed or permitted on any Lot. Those Lots on which short-term rentals of less than 30 days were being operated on March 18, 2021, may continue to operate until the Lot is sold or March 18, 2025, whichever occurs first. The Owner of a Lot may be permitted to conduct a home business, provided:

a) the area used for the home business does not exceed 500 square feet in the residence, garage, or any other building on the Lot.

b) the home business does not produce offensive or noxious odors or unreasonably loud or disruptive noises.

c) the home business does not result in increased traffic within the Property (Colorado's Timber Ridge).

Rtn:  
Jim Smith  
25 Crown Ct  
Pagosa Spgs CO 81147

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Kristy Archuleta  
Archuleta County

d) all business equipment, inventory and other business-related property is stored within the residence, garage, or other building where the home business is operated so there is no external appearance of the home business.

e) there are no employees other than residents and no placards or business signs are displayed.

**IN WITNESS WHEREOF**, the Colorado's Timber Ridge Homeowners Association has executed this First Amendment of Paragraph E. of Section VII of the Amended and Restated Declaration of Colorado's Timber Ridge Subdivision this 29 day of July, 2022.

**COLORADO'S TIMBER RIDGE HOMEOWNERS ASSOCIATION**

By: \_\_\_\_\_  
Name: James Smith, President

By: Dawn Siggett  
Name: Dawn Siggett, Secretary

STATE OF COLORADO )  
  )ss  
COUNTY OF ~~LA PLATA~~ )  
  Archuleta

The forgoing was acknowledged before me this 29 day of July, 2022 by James Smith as President and Dawn Siggett as Secretary of the Colorado's Timber Ridge Homeowners Association and by their signatures hereon, they affirm that this First Amendment of Paragraph E. of Section VII of the Amended and Restated Declaration of Colorado's Timber Ridge Subdivision was approved by not less than 55% of the Owners of Lots in Colorado's Timber Ridge Subdivision.

Witness my hand and official seal  
My Commission Expires: 10/20/2023

M Hutchens  
\_\_\_\_\_  
Notary Public

