



**AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
OF
PHEASANT RUN AT WILLOWRIDGE**

RECITALS

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions of Pheasant Run at Willowridge was recorded on April 23, 1981 at Reception No. 443227 in the office of the Clerk and Recorder of Boulder County, Colorado (the "Declaration").

WHEREAS, Colorado Revised Statutes section 38-33.3-217(1)(a) provides that the Declaration may be amended at any time by vote of the Owners of Lots to which at least sixty-seven percent (67%) or more of the votes in the Association are allocated.

WHEREAS, Article IV, Section 2 of the Declaration also states that the Amendment must also be approved by at least seventy-five percent (75%) of first mortgagees of Lots.

WHEREAS, the Owners to which more than sixty-seven percent (67%) of the votes in the Association are allocated have voted to amend the Declaration and at least seventy-five percent (75%) of first mortgages have consented to this Amendment.

NOW THEREFORE, the Declaration of Covenants, Conditions, and Restrictions of Pheasant Run at Willowridge is amended as follows:

1. Article VII, Section 3(a) is hereby deleted in its entirety and replaced with the following paragraph:

(a) Coverage: The Board of Directors shall obtain and continue in effect on behalf of all Owners, a property and casualty insurance policy for the exterior of the Living Unit located on each Lot (including the roofs, gutters, downspouts, and exterior building surfaces) and all structural components of the Living Unit (foundations, columns, girders, party-walls, beams and supports). Notwithstanding the above, the Association shall not be required to insure the exterior doors and glass surfaces of a Living Unit. Such insurance shall be in the amount of the full replacement value of all improvements without deduction for depreciation and with no provision for co-insurance.

2. Article VII, Section 8 is hereby deleted in its entirety and replaced with the following paragraph:

Section 8. Insurance by Owners. Each Owner shall be responsible for obtaining property and casualty insurance for the interior portion of their Living Unit, including the non-supporting walls (unless such non-supporting wall is a party-wall), floors, and all interior surfaces (including the drywall),

as well as all exterior doors and glass surfaces. Each Owner may also obtain property and casualty insurance on all personal property and furnishings belonging to such Owner, as well as personal liability insurance.

3. All other provisions of the Declaration shall remain in full force and effect, unmodified, except as expressly modified and amended herein.

4. Unless otherwise defined in this Amendment, capitalized terms defined in the Declaration shall have the same meaning herein.

The above and foregoing Amendment to the Declaration of Covenants, Conditions, and Restrictions of Pheasant Run at Willowridge is executed by the Pheasant Run Townhome Homeowners Association effective the 13 day of September, 2014

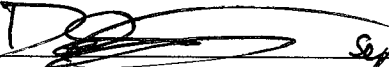
Pheasant Run Townhome Homeowners Association

By: Elizabeth S. Fisher
President

Certification:

I hereby certify that the above and foregoing Amendment to the Declaration of Covenants, Conditions, and Restrictions of Pheasant Run at Willowridge was approved by Owners holding at least sixty-seven percent (67%) or more of the voting interests in the Association and at least seventy-five percent (75%) of first mortgagees have consented to this Amendment. The records of such approval are on file in the permanent records of the Association.

Pheasant Run Townhome Homeowners Association

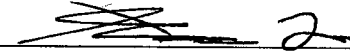
By:  Sep 13/2014
Secretary

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

The foregoing instrument was acknowledged before me this 13 day of Sept, 2014 by Elizabeth Fischer as President and by Daniel Lisoguchi as Secretary of the Pheasant Run Townhome Homeowners Association.

Witness my hand and official seal.

My commission expires: 06-04-2017


Notary Public

