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AFTER RECORDING RETURN TO:
HindmanSanchez P.C.
5610 Ward Road, Suite 300
Arvada, CO 80002
Attn: TKH

**FIRST AMENDMENT
TO THE
DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE SEASONS AT KEYSTONE**

THIS AMENDMENT is made this 8th day of January, 2010.

RECITALS

A. Keystone/Intrawest, L.L.C., a Delaware limited liability company, created the Seasons at Keystone Community ("Community") by recording a Declaration of Covenants, Conditions and Restrictions for the Seasons at Keystone in the real property records of the County of Summit, State of Colorado, at Reception Number 708298, on January 17, 2003 (the "Original Declaration").

B. The Original Declaration provides for and allows for this First Amendment to the Declaration of Covenants, Conditions and Restrictions for the Seasons at Keystone (the "Amendment") in Article XVIII, Section 18.03(a), which provides in pertinent part as follows:

Except for provisions of this Declaration regarding the rights and obligations of Declarant, which may not be amended without Declarant's prior written consent, and subject to the rights or Mortgagees under Article XVI above, Owners may amend any provision of this Declaration at any time by a vote of at least 67 percent of the votes allocated to all Memberships. If the necessary votes and consent are obtained, the Association shall cause an amendment to be recorded in the Summit County Records in accordance with the terms and conditions of the Act. Notwithstanding the foregoing, the Owners may not amend this Declaration during the Declarant Control Period without Declarant's prior written consent, which consent Declarant may withhold in its sole discretion.

C. All Owners are aware of the provisions of the Original Declaration allowing for amendment, by virtue of the record notice of the Original 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 permit the use of gas grills within the community consistent with existing fire codes and to amend the parking restrictions

contained in the Original Declaration to restrict the parking of commercial vehicles in the community and to amend the size of vehicles that are permitted.

F. The undersigned, being the President of the Association, hereby certifies that Owners representing at least 67% of the votes in the Association have voted in favor of this Amendment at a duly called and held meeting of the Association on November 21, 2009. No Mortgagee approval is required for this Amendment. Additionally, the Declarant Control Period has expired. Accordingly, the consent of the Declarant is not required for this Amendment.

G. 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) **Repeal and Restatement.** Article X, Section 10.13(a) is hereby repealed in its entirety and the following Article X, Section 10.13(a) is substituted:

(a) The following may not be parked or stored on the Property unless authorized in writing by the Association or allowed by the Act as an "emergency vehicle": oversized vehicles, trailers, camping trailers, boat trailers, hauling trailers, boats or other motorcraft and accessories thereto, self-contained motorized recreational vehicles, commercial vehicles, or other oversized types of vehicles or equipment as prohibited by rule or regulation. The foregoing may be parked as a temporary expedience for loading, delivery of goods or services or emergency; provided, however, overnight parking is prohibited. This restriction shall not apply to commercial vehicles temporarily located on the Property which are necessary for any construction or maintenance undertaken by the Association.

(b) **Repeal and Restatement.** Article X, Section 10.18 is hereby repealed in its entirety and the following Article X, Section 10.18 is substituted:

10.18 Grills, Barbeques, and Other Cooking Devices.

- (a) LP-gas burning cooking devices on decks and patios are limited to those with a water capacity of 48 pounds or less (nominal 20 pound LP-gas capacity).
- (b) Charcoal, wood or other solid combustible material-fueled cooking devices are not permitted on decks or patios.

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

IN WITNESS WHEREOF, this Amendment is executed by the undersigned.

The Seasons at Keystone Association, Inc.
a Colorado nonprofit corporation

By: Joan Lavell
President

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

The foregoing was acknowledged before me this 8 day of January, 2010, by Joan Lavell, as President of The Seasons at Keystone Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 11/20/2010

Sheleen Wood
Notary Public

