

**LIMITED AMENDMENTS TO THE
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR BRENTWOOD ESTATES TOWNHOMES,
PLANNED DEVELOPMENT LAKEWOOD, COLORADO**

THESE LIMITED AMENDMENTS to the Declaration of Covenants, Conditions and Restrictions for Brentwood Estates Townhomes, Planned Development Lakewood, Colorado ("Limited Amendments") are effective upon the date of recording.

RECITALS

- A. The Declaration of Covenants, Conditions and Restrictions for Brentwood Estates Townhomes, Planned Development Lakewood, Colorado ("Declaration") was recorded on July 6, 1983 at Reception No. 83062424 in the real estate records of the Clerk and Recorder of the County of Jefferson, Colorado.
- B. The Owners desire to amend Article V, Sections 5.2 and 5.4 of the Declaration to modify the restrictions on leasing and sales of Townhomes.
- C. Pursuant to Article IX, Section 9.6 of the Declaration, this Limited Amendment must be approved by Members/Owners holding at least seventy-five percent (75%) of the votes in the Association. C.R.S. 38-33-217, however, limits the number of requisite approvals from the Owners to sixty-seven percent (67%) of the votes in the Association. Additionally, Section 9.7 of the Declaration requires the approval of 51% of the holders of first deeds of trust for material amendments to the Declaration such as the amendments proposed herein, however, Section 9.12 of the Declaration only requires written notice of any proposed material amendment to the Declaration to any holder of a first mortgage or first deed of trust on any Lot who make written request to the Association. No holders of a first mortgage or first deed of trust on any Lot have made a written request to obtain such notice.
- D. Owners holding at least sixty-seven percent (67%) of the votes in the Association have provided their written consent to these Limited Amendments.

NOW THEREFORE, this Declaration is hereby amended as follows:

- 1. Article V, Section 5.2 is hereby **deleted in its entirety and replaced with the following:**

Section 5.2 No Business or Commercial Activity. No Lot shall be used at any time for business, commercial or professional activity except that the Owner of a Lot may lease or rent all of his Lot and the improvements thereon (but no portions thereof or individual rooms therein) for residential living purposes. No home occupations shall be permitted on any Lot except that the Owner of a Lot may lease or rent part of his Lot as long as the Owner lives there full time.

2. Further, Article V, Section 5.4 is hereby **deleted in its entirety and replaced with the following:**

Section 5.4 Occupancy Limitations. No townhouse structure on any Lot shall be continuously or permanently used or occupied by more than a single family, all related by blood, marriage, or adoption, or by more than five persons if such persons are not related by blood, marriage or adoption. All future sales shall be to owner occupied only, no investor owner property owner that lives off site.

IN WITNESS WHEREOF, these Limited Amendments to the Declaration of Covenants, Conditions and Restrictions for Brentwood Estates Townhomes, Planned Development Lakewood, Colorado is executed by the undersigned, who certify that Owners holding at least sixty-seven percent (67%) of the votes in the Association have provided their written consent to these Limited Amendments.

Brentwood Estates Homeowners Association, Inc.

By:

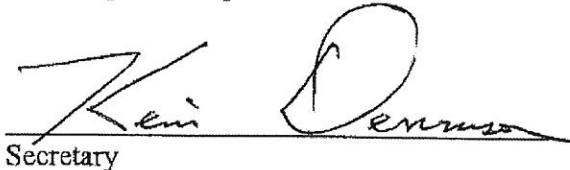


President

The undersigned, as Secretary of Brentwood Estates Homeowners Association, a Colorado nonprofit corporation, hereby certifies that the Owners holding at least sixty percent (67%) of the votes in the Association have provided their written consent to these Limited Amendments to the Declaration of Covenants, Conditions and Restrictions for Brentwood Estates Townhomes, Planned Development Lakewood, Colorado. The originals of such written approvals by Owners, along with the recorded amendment, are records of the Association, and available for inspection.

Brentwood Estates Homeowners Association, Inc.,
a Colorado nonprofit corporation

By:



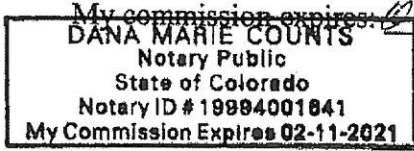
Secretary

[NOTARIZATION OF SIGNATURES ON NEXT PAGE]

STATE OF COLORADO)
COUNTY OF Jefferson) ss.

The foregoing was acknowledged before me this 28th day of July 2020, by Monte Beueggeman, as President of Brentwood Estates Homeowners Association, a Colorado nonprofit corporation.

Witness my hand and official seal.

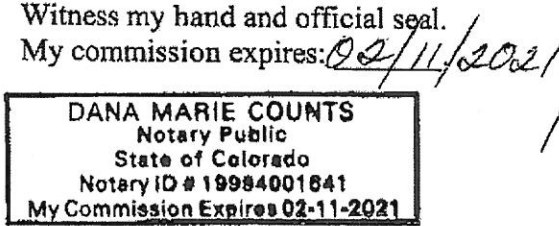


Dana Marie Counts
Notary Public

STATE OF COLORADO)
COUNTY OF Jefferson) ss.

The foregoing was acknowledged before me this 28th day of July 2020, by Kevin Dennison, as Secretary of Brentwood Estates Homeowners Association, a Colorado nonprofit corporation.

Witness my hand and official seal.



Dana Marie Counts
Notary Public