

**LIMITED AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
THE ENCLAVE AT BROADMOOR GLEN**

THIS AMENDMENT is made this 12th day of OCTOBER, 2011 by The Enclave at Broadmoor Glen Homeowners Association, Inc., a Colorado nonprofit corporation (“Association”).

RECITALS

A. Declarant, Elite Properties of America, Inc., submitted certain real property to the Declaration of Covenants, Conditions and Restrictions of The Enclave at Broadmoor Glen, as recorded in the real property records of El Paso County, Colorado at Reception No. 095037680, Book 6635, Page 1317 on April 26, 1995, as may be amended and supplemented of record (the “Declaration”).

B. Article X, Section 12.7 of the Declaration provides that the Declaration may be amended by a written instrument signed by not less than 67% of the Members.

C. The Members of the Association desire to amend the Declaration to clarify the maintenance responsibilities of the Association and the Owners as set forth below.

D. Members holding at least 67% of the total Association vote have approved this amendment to the Declaration as set forth below:

NOW THEREFORE, The Declaration is hereby amended as follows:

I. **Repeal and Restatement.** Article V Sections 5.1(a) is hereby repealed in its entirety, and is restated and amended as follows:

ARTICLE V, Section 5.1 Association Maintenance. The Association shall provide such maintenance and repair in a first class condition as follows:

(a) Paint, repair, replace, maintain and care for roofs, gutters, downspouts, driveways, and exterior building surfaces, including without limitation, decks, fences, and patios of the Townhomes, but excluding glass surfaces, exterior light bulbs, doors (except for the Association’s repainting of the exterior surface of doors, if applicable, screens and windows, all of which shall be each owner’s responsibility unless otherwise determined in writing by the Association’s Board of Directors). An owner shall not paint or change the appearance of the

exterior of his Townhome without the prior written approval of the board. The Association shall paint or restain the exterior of all Townhomes as often as necessary to keep such exterior from having a weatherbeaten or worn-down appearance but at least once every seven (7) years, at the discretion of the Association's Board of Directors. The foregoing maintenance shall be performed consistent with the applicable standards as may be established by the Board of Directors.

II. **No Other Amendments.** Except as amended by the terms of this Amendment and previous supplements and/or amendments, the Declaration shall remain in full force and effect.

III. **Effective Date.** This Amendment shall be effective upon recording.

IN WITNESS WHEREOF, the undersigned, being the President and the Secretary of The Enclave at Broadmoor Glen Homeowners Association, Inc. hereby certify that the Association has obtained the written consent of this amendment as set forth in the Recitals above as evidenced by written instruments filed with the records of the Association.

THE ENCLAVE AT BROADMOOR GLEN HOMEOWNERS ASSOCIATION, INC., a Colorado nonprofit corporation

By: James M. Anderson
President

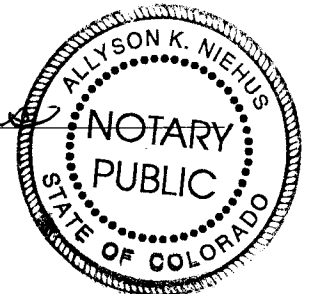
By: Audrey Oswald
Secretary

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing was acknowledged before me this 12th day of OCTOBER, 2011, by JAMES ANDERSON, as President of The Enclave at Broadmoor Glen Homeowners Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal
My commission expires: My Commission Expires 05/08/2015

Allyson K. Niehus
Notary Public



STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing was acknowledged before me this 12th day of OCTOBER, 2011, by Audrey Oswald, as Secretary of The Enclave at Broadmoor Glen Homeowners Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal
My commission expires: My Commission Expires 05/08/2015

Alyson K. Nieh
Notary Public

