

SECOND AMENDMENT

TO PROTECTIVE AND RESTRICTIVE COVENANTS OF

COLUMBINE HEIGHTS, FILING NO. 2

ARAPAHOE COUNTY, COLORADO

WHEREAS, certain covenants were recorded in the Clerk and Recorder's office of Arapahoe County, Colorado on January 5, 1959 at Book 1105, Page 173, entitled "Protective and Restrictive Covenants of Columbine Heights – Filing No. 2, Littleton, Colorado", and

WHEREAS, an amendment to said covenants was recorded in the Clerk and Recorder's office of Arapahoe County, Colorado on April 7, 1960 at Book 1183, Page 573, entitled "Amendment to Protective and Restrictive Covenants of Columbine Heights, Filing No. 2, Arapahoe County, Colorado, and

WHEREAS, it is the desire of a majority of the current record owners of Lots within Columbine Heights, Second Filing, Arapahoe County, Colorado to further amend said covenants, as documented by their signatures below and as permitted by Paragraph G of said covenants, and

WHEREAS, this Second Amendment shall only be effective upon the approval of a majority of the current record owners of Lots within Columbine Heights, First Filing, Arapahoe County, Colorado of nearly identical amendments to the covenants encumbering the First Filing, and

WHEREAS, by the signature of the President below, the President confirms the approval of a majority of the current record owners of Lots within Columbine Heights, First Filing, Arapahoe County, Colorado of nearly identical amendments to the covenants encumbering the First Filing;

NOW, THEREFORE, said covenants are hereby amended as follows:

1. Paragraph B(3) of said covenants currently states as follows:

"No structure shall be erected or altered on any residential building plot other than one detached single family dwelling to be used solely and exclusively for residential purposes, and restricted to the use of not more than one family except servants of the household."

Paragraph B(3) shall be replaced in its entirety by the following:

“No structure shall be erected or altered on any residential building plot other than one detached single family dwelling and one detached Accessory Building to be used solely and exclusively for residential purposes, and restricted to the use of not more than one family except servants of the household. The detached Accessory Building shall not be larger than 12’x16’ and no higher than 12’ in height, except in exceptional circumstances in which the owner can establish a practical difficulty with compliance with these standards and special circumstances unique to his Lot not present with other similarly situated Lots, which shall be proven to the satisfaction of at least 75% of the Architectural Control Committee members. Accessory Building materials shall match the existing house unless otherwise approved by the Architectural Control Committee. No Accessory Building shall be erected until approved in writing by the Architectural Control Committee.”

2. Paragraph B(7) of said covenants currently states as follows:

“Only attached private garages for not more than three (3) cars shall be permitted, and no garage doors shall face the street, unless prior approval of building plans is obtained from the Architectural Control Committee.”

Paragraph B(7) shall be replaced in its entirety by the following:

“Only attached private garages for not more than four (4) cars shall be permitted. Further, no garage doors shall face the street unless prior approval of building plans is obtained from the Architectural Control Committee. ”

3. Paragraph E(3) of said covenants currently states as follows:

“No fences or walls shall be erected without the approval of the Architectural Control Committee. No fence, wall or hedge for the purpose of dividing or enclosing properties shall be erected or planted forward of the front elevation of the residence, nor shall any such fence, wall or hedge be higher than five (5) feet in height.”

Paragraph E(3) shall be replaced in its entirety by the following:

“No fences or walls shall be erected without the approval of the Architectural Control Committee. No fence, wall or hedge or other dense vegetation which is erected, constructed, or planted for the purpose of demarcating Lot lines, dividing, screening, or enclosing any Lots (or regardless of purpose which shall have that effect), shall be constructed, erected or planted forward of the front elevation of the residence, nor shall any such fence, wall or hedge or vegetation be higher than six (6) feet in height, except in exceptional circumstances in which the owner can establish a practical difficulty with compliance with these standards and special circumstances unique to his Lot not present with other similarly situated Lots, which shall be proven to the satisfaction of at least 75% of the Architectural Control Committee members.”

Except as specifically amended herein, all other restrictions, covenants, and conditions shall remain in full effect.

IN WITNESS WHEREOF, Columbine Heights Owners' Association, by and through its President, causes the above Second Amendment to be recorded in the Clerk & Recorder's office of Arapahoe County, Colorado, having obtained the necessary signatures of a majority of the then record owners of Lots within Columbine Heights, Second Filing, as evidenced below, and having confirmed the approval by a majority of the current record owners of Lots within Columbine Heights, First Filing, Arapahoe County, Colorado of nearly identical amendments to the covenants encumbering the First Filing.

Columbine Heights Owners' Association, Inc.

by Sandra Burke  
President

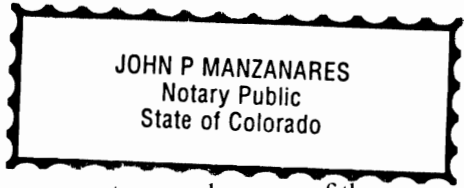
STATE OF COLORADO )  
County of SHERSON ) ss.

Subscribed, sworn to and acknowledged before me this 3<sup>rd</sup> day of January ~~2012~~ <sup>2013</sup> by Sandra Burke, President of Columbine Heights Owners' Association, Inc.

WITNESS my hand and official seal.

[Signature]  
Notary Public

My commission expires: 9/30/2014



CONSENT OF OWNERS

By my signature below I acknowledge and affirm that I am a current, record owner of the listed Lot within Columbine Heights, Filing No. 2, and I consent to the Second Amendment to Protective and Restrictive Covenants of Columbine Heights, Filing No. 2, Arapahoe County, Colorado described above.

[Signature]  
Signature

12/31/12  
Date

20 DUTCH CREEK DR  
LITTLETON, CO 80123  
Property address

Cynthia P. Ammis  
Signature

12/31/12  
Date

20 Dutch Creek Dr.  
Littleton, CO 80123  
Property address

2nd Filing

Jane Carroll Signature 6-23-12 Date 11 Dutch Creek Drive Property address ✓

Bob Hattenbach Signature 6/25/12 Date 6 Robincrest Lane Property address

Natalie M. Hattenbach Signature 6/25/12 Date 6 Robincrest Lane Property address

Christina A. Mason Signature 6/26/12 Date 5 Glenview Dr. Property address

Cheri A. Mason Signature 6/26/12 Date 5 Glenview Dr. Property address

Marlene Woodley Signature 6/24/12 Date 13 Glenview Dr. Property address

William Woodley Signature 6/27/12 Date 13 Glenview Dr. Property address

Carol Stump Signature 8-8-12 Date 9 Glenview Dr. Property address

Sue Franzen Signature 8-11-12 Date 10 Larkdale Dr. Property address

Don Franzen Signature 8/11/12 Date 10 Larkdale Dr. Property address

Marlene Woodley Signature 8/11/12 Date \_\_\_\_\_ Property address

\_\_\_\_\_  
Signature Date Property address

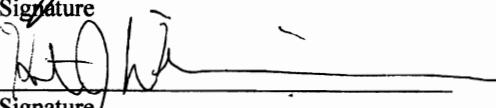

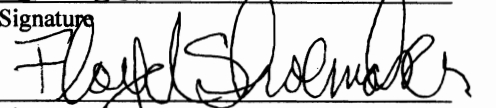
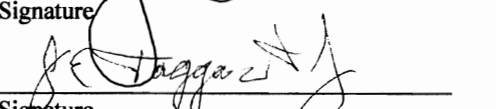
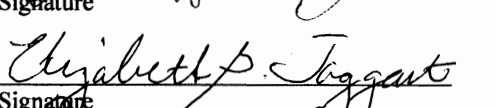
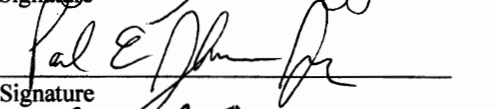

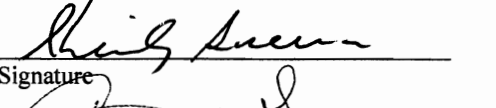

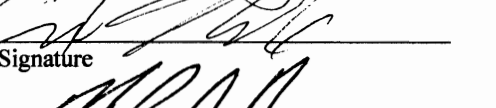
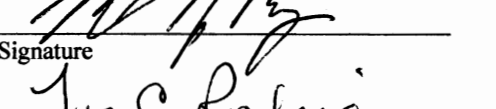
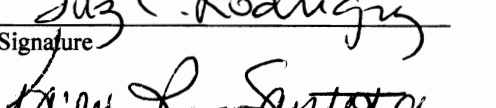

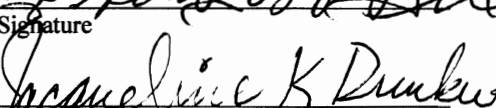


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Signature Date Property address

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Signature Date Property address

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Signature Date Property address

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Signature Date Property address

# 2nd Filing

* Elizabeth R. Fleck Signature 	6-21-12 Date	9 Robincrest Ln - Property address
 Signature	6-21-12 Date	1 DUTCH CR. DR. Property address
Nancy Hill Signature 	6/21/12 Date	1 Dutch Creek Dr. Property address
Floyd S. Sander Signature 	6/21/12 Date	5 Dutch Creek Dr. Property address
J. E. Tiggart Signature 	6/21/2012 Date	2 LARKDALE DR. LITTLETON Property address
Elizabeth P. Tiggart Signature 	6/21/2012 Date	2 Larkdale Dr. Littleton Property address
Paul E. Johnson Signature 	6/21/12 Date	6616 S Sheridan Blvd, L. Hkton Property address
Rachel Espary Signature 	6/21/12 Date	8 Glenview Dr, Littleton, CO Property address
Shirley Suen Signature 	6-21-12 Date	8 GLENVIEW DR, LITTLETON, CO Property address
Carol J. Gray Signature 	6-21-12 Date	7 Robin Creek Lane, Littleton CO Property address
 Signature	6-21-12 Date	29 Dutch Creek Dr Property address
 Signature	6-21-12 Date	1 Glenview Dr Property address
Juz C. Rodriguez Signature 	6-21-12 Date	1 Glenview Dr Property address
Karen L. Santora Signature 	6/21/12 Date	11 Robincrest Ln. Property address
Isabel De Dico Signature 	6/21/12 Date	5 Glenridge Drive Property address
Jacqueline K Dunkwa Signature 	6/21/12 Date	11 Glenview Dr Property address

2nd filing

John J. Szrodek  
Signature

6/7/12  
Date

1 GLENRIDGE DRIVE  
LITTLETON, CO 80123  
Property address  
6690 S. SHERIDAN BLVD

John W. Szrodek  
Signature

6/7/12  
Date

LITTLETON, CO 80123  
Property address

Beata L. Heiger  
Signature

6/21/12  
Date

6690 S. SHERIDAN BLVD  
LITTLETON, CO 80123  
Property address

Robert P. Paul  
Signature

6-21-12  
Date

11-ROBINCREST LAKE,  
LITTLETON, CO 80123  
Property address

Margaret A. Nejeva  
Signature

6/21/2012  
Date

31 DUTCH CREEK DR.  
Property address

Daniel M. Nejeva  
Signature

6/21/2013  
Date

31 Dutch Creek Dr.  
Property address

Scott A. Zarnes  
Signature

6/21/2012  
Date

12 Larkdale Dr  
Property address

John M. Zarnes  
Signature

6/21/2012  
Date

12 Larkdale Dr.  
Property address

John P. Pius  
Signature

6/21/2012  
Date

5 ROBINCREST  
Property address

Patricia S. Stahl  
Signature

6/24/2012  
Date

6 Glenridge Dr. 80123  
Littleton  
Property address

Alta E. Carter  
Signature

7/7/12  
Date

4 Glenview Dr., Littleton, Co 80123  
Property address

Alta E. Carter  
Signature

7/7/12  
Date

4 Glenview Dr.  
Property address

Signature

Date

Property address

Signature

Date

Property address

Signature

Date

Property address

Signature

Date

Property address

2nd Filing

Connie Shemak  
Signature

7/4/12  
Date

5 Dutch Creek  
Property address

[Signature]  
Signature

7/4/12  
Date

11 Meadowlark Ln.  
Property address

[Signature]  
Signature

7/4/12  
Date

11 Meadowlark Ln.  
Property address

[Signature]  
Signature

7/4/12  
Date

29 Dutch Creek Dr.  
Property address

[Signature]  
Signature

7/4/12  
Date

3 Dutch Creek Dr  
Property address

[Signature]  
Signature

7/4/12  
Date

5 Robincrest Lane  
Property address

[Signature]  
Signature

7/4/12  
Date

12 ROBINCREST LANE  
Property address

Nancy Buttmaier  
Signature

7-4-12  
Date

12 Robin Crest La  
Property address

Carl H. Boyles  
Signature

11-27-12  
Date

4 Glenridge DR.  
Property address

Sue M. Boyles  
Signature

11-27-12  
Date

4 Glenridge Dr.  
Property address

Carolyn E. Kaemmerer  
Signature

12-21-12  
Date

1 Glenridge Dr.  
Property address

[Signature]  
Signature

12-23-12  
Date

10 Glenridge Dr.  
Property address

Darlene Snow  
Signature

12-23-12  
Date

10 Glenridge Dr.  
Property address

[Signature]  
Signature

12/23/12  
Date

8 Glenridge Dr  
Property address

Valerie J. Caputo  
Signature

12/23/12  
Date

8 Glenridge Dr.  
Property address

[Signature]  
Signature

12-23-12  
Date

9 Pinecrest  
Property address

2nd filing

[Signature]  
Signature

7-22-12 15 Dutch Creek Dr.  
Date Property address

[Signature]  
Signature

7-22-12 15 Dutch Creek Dr.  
Date Property address

[Signature]  
Signature

10-10-12 25 Dutch Creek Dr.  
Date Property address

[Signature]  
Signature

10/10/12 24 Dutch Cr Dr  
Date Property address

[Signature]  
Signature

10/17/12 11 Glenridge Drive  
Date Property address

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10/17/12 24 Dutch Creek Dr.  
Date Property address

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Signature

10/17/12 11 Glenridge Dr  
Date Property address

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Signature

12/11/12 27 Dutch Creek Drive  
Date Property address

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Signature

12/11/12 15 Glenview Drive  
Date Property address

[Signature]  
Signature

12-12-12 23 DUTCH CREEK  
Date Property address

[Signature]  
Signature

12-12-12 28 Dutch Creek Dr  
Date Property address

[Signature]  
Signature

12/12/12 28 Dutch Creek Dr.  
Date Property address

[Signature]  
Signature

12-15/12 30 Dutch Creek Dr.  
Date Property address

[Signature]  
Signature

12-15-'12 1 Robin Crest Lane  
Date Property address

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Signature

12-15-'12 1 Robin Crest Lane  
Date Property address

Signature  
Signature

Date Property address  
Date Property address

SMITH & DANIEL  
WELLS FARGO