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Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

AMENDMENT TO THE SUPPLEMENTARY DECLARATIONS OF CEDAR PARK FILING NUMBER 2: MULTIFAMILY LOTS DECLARATIONS

The purpose of this Amendment to the Declarations of Cedar Park Filing Number 2, recorded in the real property records of **Mesa, Colorado** as **Reception No. 1890911,** Book 2557, Page 337 to 366, is to remove references of the10 Detached Duplexes that have been transferred and accepted by the CEDAR PARK OWNERS MASTER ASSOCIATION, INC. The changes have only affected the following ten addresses:

Phase 1 Lots 1 and 2, Block 1 (463 David Court, Fruita, CO, 81521; 465 David Court, Fruita, CO, 81521; 467 David Court, Fruita, CO, 81521; 469 David Court, Fruita, CO, 81521)

Phase 2 Lot 4, Block1 (505 James Court, Fruita, CO, 81521; 507 James Court, Fruita, CO, 81521)

Phase 3 Lot 5, Block 2 (504 James Court, Fruita, CO, 81521; 506 James Court, Fruita, CO, 81521)

Phase 4 Lot 1, Block 2 (450 Cedar Glen Way, Fruita, CO, 81521; 452 Cedar Glen Way, Fruita, CO, 81521)

1. Book 2557 Page 338 Article 2--Definitions Section 20 is amended to remove the Duplex Unit from the "Multi-family dwelling unit" definition.

A "Duplex Unit" will no longer be considered a Multi-family Unit for Homeowner Association purposes. It will be included as a home in the "Master Association". It will still be considered a detached duplex for legal purposes, meaning that there are two homes built on a single lot. These homes will no longer be included in the Cedar Park Multifamily Unit Owners Association and will not share the benefits of the common elements.

2. Book 2557 Page 341 Article 3--Property Rights Section 4 is amended to remove detached duplex units (duplexes herein).

The ten detached duplexes are removed from the Multifamily dwelling units.

3. Book 2557 Page 342 Article 4--Description of Units Section 1 is amended to clarify "Multifamily Dwelling Units".

Multifamily Dwelling Units will only pertain to a condominium Unit, also known as a townhome.

4. Book 2557 Page 342 Article 4--Description of Units Section 3 is removed and obsolete. The duplexes are no longer a Multifamily Unit.

The Duplexes are removed from the Cedar Park Multifamily Unit Owners Association and are now included in the Cedar Park Owners Master Association only.

5. Book 2557 Page 346 Article 14--Maintenance and Service Responsibly – Duplex Unit Sections 1, 2, 3, and 4 are removed and obsolete.

The 10 duplexes are removed from the Multifamily Unit Owner Association. The duplexes are now a part of the Cedar Park Owners Master Association and must comply with the Covenants, Conditions, and Restrictions, Bylaws and Rules and Regulations of Cedar Park Filing No. 2.
For legal purposes, the 10 Detached Duplexes are responsible for all maintenance thereof.

6. Book 2557 Page 347 Article 16--Association Section 2 is amended to clarify that services will become obsolete, null, and void for the 10 duplexes.

The Detached Duplexes will no longer be categorized as a Multifamily Dwelling Unit. No maintenance has been provided and will not be provided for the Detached Duplexes.

7. Book 2557 Page 349 Article 19--Insurance Section 5 is amended to clarify which party is insuring the property.

This section holds true for any of the homes in the Master Association. This section is relevant; however, this is no longer a "Multifamily Association" matter. The Detached Duplexes will be required to abide by the Master Association covenants, conditions, and restrictions.

The 10 Detached Duplexes will be required to pay the Multifamily Association an assessment for use of the irrigation and sprinkler services or request permission, while paying to install their own irrigation water tap. The assessment will be equal to the cost of services, not to include a profit. If the property owner of a Detached Duplex decides to install their own irrigation water tap, they will no longer be required to pay the assessment to the Multifamily Association for the use of the irrigation and sprinkler services, concluding any affiliation with the Multifamily Association.

IN WITNESS WHEREOF, The Cedar Park Multifamily Unit Owners Association have executed this amendment to the Supplemental Declarations of Cedar Park Filing No. 2: Multifamily Lots Declaration this 15 day of October, 2026.

Cedar Park Multifamily Unit Owners
Association Board of Directors

By: Tyler Piland
Tyler Piland, Board President

By: Keegan Ryley
~~Isabell~~ Bailey, Board Vice President
Keegan

STATE OF COLORADO |
| ss.
COUNTY OF MESA |

The forgoing Amendment to the Supplementary Declarations of Cedar Park Filing Number 2: Multifamily Buildings Declarations, was subscribed and sworn before me this 15th day of October, 2026 by the Board of Directors for the CEDAR PARK MULTIFAMILY UNIT OWNERS ASSOCIATION.

WITNESS my hand and official seal.

My commission expires: 04/08/2030

Ranese Rash
Notary Public

RANESE RASH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20264014113
MY COMMISSION EXPIRES 04/08/2030