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RECEPTION#: 3173785
10/20/2026 2:12:50 PM, 1 of 5
Recording: $43.00,
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

DECLARATION AMENDMENT AND REASSIGNMENT OF PROPERTY

(De-Annexation from Sub-Association and Annexation to Master Association)

This Amendment is made this 15th day of October, 2026, by and between:

Cedar Park Multifamily Unit Owners Association, a Colorado nonprofit corporation ("Sub-Association"), and

Cedar Park Owners Master Association, a Colorado nonprofit corporation ("Master Association").

RECITALS

A. The Sub-Association is a common interest community created under its recorded Declaration ("Sub-Declaration").

B. The Master Association governs the broader Cedar Park common interest community under its recorded Declaration ("Master Declaration").

C. Pursuant to the authority contained in the Sub-Declaration, Master Declaration, and **§38-33.3-217 and §38-33.3-218, Colorado Common Interest Ownership Act (CCIOA)**, the Associations may amend their declarations to reallocate portions of the Community.

D. The Associations desire to remove the real property described in Exhibit A ("Property") from the Sub-Association and permanently subject it to the Master Association.

E. All required approvals under the governing documents and CCIOA have been obtained.

1. DE-ANNEXATION FROM SUB-ASSOCIATION

Effective as of the Effective Date, the Property is hereby:

- withdrawn from the Sub-Association;
- released from the Sub-Declaration; and
- no longer subject to Sub-Association governance, assessment, or enforcement authority.

2. ANNEXATION TO MASTER ASSOCIATION

The Property is hereby:

- annexed into the Master Association; and
- made subject to the Master Declaration as if originally included therein.

The Master Association accepts such annexation and assumes all governance authority over the Property.

3. TRANSFER OF RIGHTS AND OBLIGATIONS

Upon the Effective Date:

- The Master Association shall assume all rights and duties regarding the Property.
- All future assessments shall be levied solely by the Master Association.
- Any Sub-Association rights shall terminate except for enforcement of pre-existing obligations.

4. MORTGAGEE AND OWNER CONSENT

All consents required under CCIOA, the Sub-Declaration, and the Master Declaration have been obtained and are attached or on file.

5. EFFECTIVE DATE

This Amendment becomes effective upon recording in the Mesa County Clerk and Recorder's Office.

6. RUNNING WITH THE LAND

This Amendment is a covenant running with the land and binds all successors and assigns.

SIGNATURES

CEDAR PARK OWNERS MASTER ASSOCIATION

By: _____ Name: Michael White

Title: Master HOA President Date: 10/15/26

CEDAR PARK MULTIFAMILY UNIT OWNERS ASSOCIATION

By: Tyler Piland Name: Tyler Piland.

Title: Hoa President Date: 10-2-2026

2. CONSENT TO DE-ANNEXATION AND RE-ANNEXATION

We, the undersigned owners of units within the Cedar Park Multifamily community, acknowledge and consent to the following:

1. The removal of the following units from the Sub-Association:

    - 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)

2. The annexation of those units into the Cedar Park Owners Master Association.
3. That upon effectiveness:
    - Sub-Association governance will cease for these units.
    - Master Association governance will apply exclusively.
4. We acknowledge this action may change:
    - assessments
    - maintenance responsibilities
    - voting rights
    - enforcement authority

OWNER SIGNATURE
Unit #: 465 David Ct Fruita CO 81521
Owner Name: Rachel Varley
Signature:
Date: 10/9/26

OWNER SIGNATURE
Unit #: 505 James court
Owner Name:
Signature:
Date:

OWNER SIGNATURE
Unit #: 463
Owner Name: Connie Pfeffer
Signature: Connie Pfeffer
Date: 10/15/2024

OWNER SIGNATURE
Unit #: 467
Owner Name: Suzie Jo Herrera
Signature:
Date: 10/15/2024

OWNER SIGNATURE
Unit #: 452 Cedar Glen Way
Owner Name: Beth Shoemaker
Signature: Beth Shoemaker
Date: 10/15/24

OWNER SIGNATURE
Unit #: 469 David Ck Fruita CO 8152
Owner Name: Clement Joseph
Signature:
Date: 10-14-26

OWNER SIGNATURE
Unit #: 450 Cedarglen Way
Owner Name: Yvette Nolde
Signature: Yvette Nolde
Date: 10/15/26

OWNER SIGNATURE
Unit #: 507
Owner Name: Lisa Levine
Signature:
Date: 10.15.26

OWNER SIGNATURE
Unit #: 504 James Ct
Owner Name: JoAnn L Flonnes
Signature:
Date: 10/15/26

OWNER SIGNATURE
Unit #: 506 James Ct. A
Owner Name: Shelby Lyon
Signature:
Date: 10.15.26

IN WITNESS WHEREOF, The Cedar Park Multifamily Unit Owners Association and Cedar Park Owners Master Association have executed this agreement this 15th day of October, 2026.

STATE OF COLORADO |
| ss.
COUNTY OF MESA |

The forgoing agreement 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 and CEDAR PARK OWNERS MASTER ASSOCIATION,

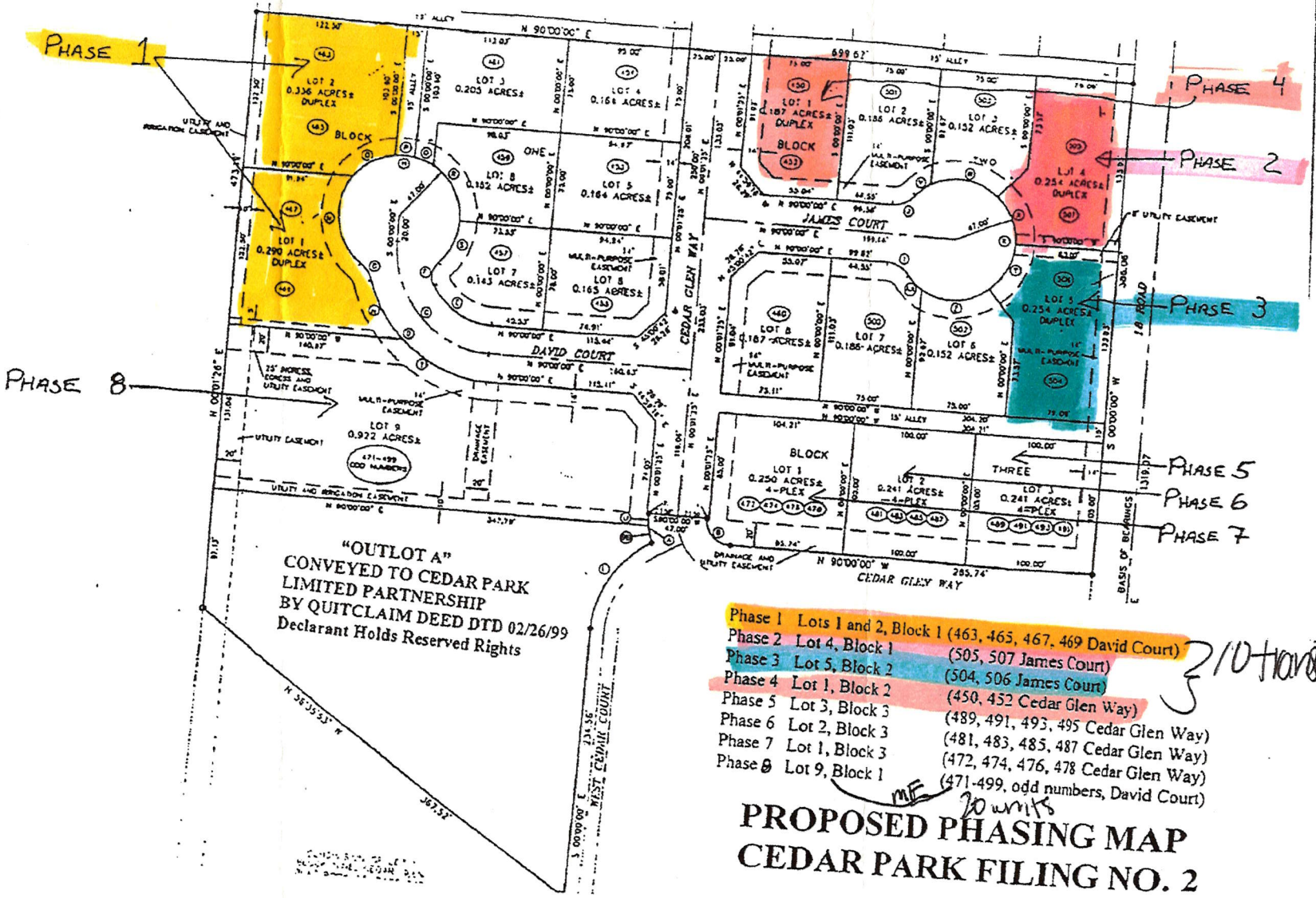
WITNESS my hand and official seal.

My commission expires: 04/08/2030

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

Ranese Rash
Notary Public

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Phase 1 Lots 1 and 2, Block 1 (463, 465, 467, 469 David Court)
Phase 2 Lot 4, Block 1 (505, 507 James Court)
Phase 3 Lot 5, Block 2 (504, 506 James Court)
Phase 4 Lot 1, Block 2 (450, 452 Cedar Glen Way)
Phase 5 Lot 3, Block 3 (489, 491, 493, 495 Cedar Glen Way)
Phase 6 Lot 2, Block 3 (481, 483, 485, 487 Cedar Glen Way)
Phase 7 Lot 1, Block 3 (472, 474, 476, 478 Cedar Glen Way)
Phase 8 Lot 9, Block 1 (471-499, odd numbers, David Court)

3 10-tranches

ME 20 units

PROPOSED PHASING MAP
CEDAR PARK FILING NO. 2