

FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE FAIRWAY TOWNHOMES

RECITALS:

The purpose of this First Amendment is to amend the Restatement of Declaration of Covenants, Conditions and Restrictions for The Fairway Townhomes, recorded on November 04, 1986 in Book 1612, page 417, Mesa County, Colorado real property records.

In ARTICLE V, Section 2, Part A. Maintenance of Lots, Improvements and Common Areas, it is stated:

- A. In addition to the maintenance upon the Common Area, the Association shall provide exterior maintenance upon each Building situate upon each Lot which is subject to assessment hereunder as follows: paint, repair, replacement and care of roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks and other exterior improvements. Such exterior maintenance shall not include glass surfaces.

THEREFORE, Fairway Townhomes Association makes the following amendment of the Declaration upon unanimous vote among the members:

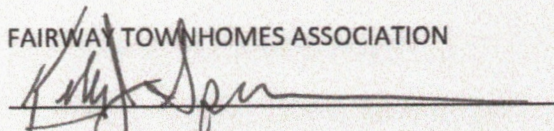
In ARTICLE V, Section 2, Part A. Maintenance of Lots, Improvements and Common Areas, it is stated:

- A. In addition to the maintenance upon the Common Area, the Association shall provide exterior maintenance upon each Building situate upon each Lot which is subject to assessment hereunder as follows: paint, repair, replacement and care of roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks and other exterior improvements. Such exterior maintenance shall not include glass surfaces, evaporative coolers, air conditioning units and attached decks.

In all other respects, the Declaration is to remain as previously recorded.

DATED this 15 day of April 2020.

FAIRWAY TOWNHOMES ASSOCIATION

  
HOA President



ACKNOWLEDGMENT

I, Chelsea Ashley, being of lawful age and being first duly sworn upon oath, do say that I am the hired Community Association Manager of THE FAIRWAY TOWNHOMES ASSOCIATION, the claimant herein named; that I have read the within Amendment and know the contents thereof; and that the same is true and correct to the best of my knowledge, information and belief.

  
Chelsea Ashley, Community Association Manager

Subscribed and sworn to me this 8th day of June, 2020 by Chelsea Ashley.

Witnessed my hand and official seal: BJ Venegas

County of Mesa, State of Colorado

