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Carly Koppes - Clerk and Recorder, Weld County CO

SECOND AMENDMENT TO

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR MEADOW FARMS HOMEOWNERS' ASSOCIATION, INC.

This SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR MEADOW FARMS HOMEOWNERS' ASSOCIATION, INC. (this "Amendment") is made effective as of the 11th day of September 2020, by Milliken Investors, LLC, a Colorado limited liability company ("Declarant").

RECITALS

This Amendment is made with reference to the following facts:

- A. The Declaration of Covenants, Conditions, Restrictions and Easements for Meadow Farms Homeowners' Association, Inc. was recorded in the records of Weld County, Colorado on February 16, 2018 at Reception No. 4375969, and amended by that certain First Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements for Meadow Farms Homeowners' Association, Inc., recorded March 16, 2018 at Reception No. 4383507 (collectively referred to herein as the "Declaration").
- B. The Declaration encumbers the real property referred to as the Meadow Farms Subdivision (the "Subdivision").
- Pursuant to Section 20.2.2 of the Declaration Declarant may amend the Declaration unilaterally for the purposes of Clarifying the meaning of any provision.
- D. Declarant hereby desires to amend the Declaration to remove the Expansion Property, description thereof as included on Exhibit "B" and any other reference thereto from the Declaration.

NOW THEREFORE, Declarant hereby amends the Declaration as follows:

- 1. Recitals; Terms. The foregoing recitals are hereby incorporated into the body of this Amendment as if such recitals were set forth herein. Capitalized terms used in this Amendment and not otherwise defined shall have the meanings respectively given to such terms in the Declaration.
- 2. Article II Definitions. Section.2.19 its reference to Exhibit "B" and Exhibit "B" of the Declaration are hereby deleted in their entirety from the Declaration. Declarant no longer owns the Expansion Property and there is no longer the possibility of the Expansion Property being made subject to the Declaration.
- Article X Special Declarant Rights and Additional Reserved Rights. Section 10.1.2 (d) is deleted in its entirety and replaced with the following:

N0029474

The right to add real estate to the Common Interest Community.

Effect of Amendment. All other provisions of the Declaration shall remain in full force and effect, unmodified, except as expressly modified and amended herein. If there is any inconsistency between the terms of the Declaration and the terms of this Amendment, the provisions of this Amendment will govern and control.

IN WITNESS WHEREOF, this Amendment has been executed as of the date first set forth above.

DECLARANT:

MILLIKEN INVESTORS, LLC, a Colorado limited liability company

By: SWWeld 80, LLC, a Colorado limited liability

company

Its: Manager

By: Mark D. Campbell, its Manager

STATE OF COLORADO) ss.

COUNTY OF DENVER)

The foregoing instrument was acknowledged before me on the 11th day of September 2020, by Mark D. Campbell the manager of SW Weld 80, LLC, a Colorado limited liability company the manager of Milliken Investors, LLC, a Colorado limited liability company, the Declarant.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: April 30, 2021.

VIRGINIA DUNCAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974007855
AY COMMISSION EXPIRES APRIL 30, 2021

Notary Publics

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