

FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF [COTTONWOOD BLUFFS HOA]

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for [Cottonwood Bluffs] ("Declaration") was recorded on February 16, 1999 at Reception No. 1888620 in the records of the Clerk and Recorder of Mesa County, Colorado; and

WHEREAS, Article [X], Section [10.3] of the Declaration permits amendment by a **[70%]** vote of the members; and

WHEREAS, the required percentage of members has voted to approve the amendment set forth herein;

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. **Restriction on short term rentals.** Article III, Section [3.3.B] is hereby amended by deleting the current language in its entirety and replacing it with the following:

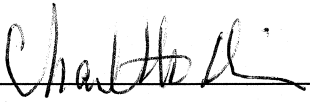
B. No obnoxious, offensive, or other activity which would constitute a public or private nuisance or annoyance to the neighborhood shall be permitted, including, but not limited to, the repair of automobiles other than minor tune-ups performed by an Owner on his/her own vehicle.

No Owner shall use their Lot or Dwelling Unit for transient, hotel, or short-term rental purposes. 'Short-term rental' is defined as any lease or occupancy agreement for a period of less than NINETY (90) consecutive days. All leases must be in writing and expressly subject to the Governing Documents of the Association.

2. **[No Other Changes]** Except as amended herein, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment has been executed this 23rd day of April, 2026.

Cottonwood Bluffs Homeowners Association

By:  (Signature)
Charlette Hice, President