

**AMENDMENT TO THE
AMENDED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR THE MASTER SUBDIVISION OF THE SEASONS AT TIARA RADO**

This Amendment is made pursuant to Section 16.02 of the Amended Declaration of Covenants, Conditions, Restrictions and Easements for the Master Subdivision of Seasons at Tiara Rado recorded in the records of the Mesa County Clerk and Recorder (the "Clerk") on July 12, 2013 at Reception No. 2661562, as the same has been amended from time to time (the "Declaration") and C.R.S. §38-33.3-217, and is effective up on the date of recording the Clerk's records. All capitalized terms used in this Amendment have the same meaning as the defined terms in the Declaration unless specifically provided otherwise.

RECITALS

Pursuant to the applicable provisions of the Bylaws of The Seasons at Tiara Rado Homeowners' Association, Inc., a Colorado nonprofit corporation (the "Association"), C.R.S. §7-127-109, and C.R.S. §38-33.3-308, the Members of the Association were given written notice of a meeting of the Members to be held on May 7, 2025 (the "Meeting"), for the purpose of considering and voting upon certain amendments to the Declaration, as provided in this Amendment, among other things.

Under Section 16.02 of the Declaration, the Declaration may be amended by an instrument adopted by sixty percent (60%) of the Owners eligible to vote.

The amendments proposed at the Meeting implicate the provisions of the Declaration of Covenants, Conditions, Restrictions and Easements of The Seasons at Tiara Rado recorded at Reception No. 1541190 in the records of the Clerk, as the same was amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions of The Seasons at Tiara Rado, Rec. No. 1946743 in the records of the Clerk (the "Filing No. 1 Declaration").

Under Section 17.2 of the Filing No. 1 Declaration, the Filing No. 1 Declaration may be amended by an instrument approved by Owners holding at least sixty percent (60%) of the votes possible to be cast under the Filing No. 1 Declaration.

At the Meeting, a quorum of the Owners under both the Declaration and the Filing No. 1 Declaration were present in person and by proxy and votes, both in person and by proxy, representing at least sixty percent (60%) of the total eligible votes in the Association as allocated in the Declaration as well as sixty percent (60%) of the total eligible votes allocated under the Filing No. 1 Declaration voted in favor of the following amendment subject to the following conditions:

- A. The Perimeter Fence, described below, requires replacement.
- B. The replacement Perimeter Fence will be built in a style and from materials as determined by the Association's Design Review Committee ("DRC").
- C. The DRC and at least one Owner of a Lot in The Seasons at Tiara Rado Filing No. 1 will determine the final design and materials and will supervise the installation.
- D. The Owners of Lots 9-14, The Seasons at Tiara Rado Filing No. 1, will pay twenty percent (20%) of the cost to replace the Perimeter Fence, described below.
- E. The remaining eighty percent (80%) of the cost to replace the Perimeter Fence shall be borne by the Association as a common expense.

- F. Once the fence is replaced, all subsequent costs for maintenance, repair, repainting and future replacement will be shared equally by all members of the Association as a part of the Common Expenses, as provided in this Amendment.

THEREFORE, the undersigned certifies the following amendments to the Declaration and the Filing No. 1 Declaration:

1. The Filing No. 1 Declaration and the Declaration are amended or suspended in all respects necessary, appropriate, or useful, including, without limitation, with respect to the allocation of interests for Common Expenses, to fully satisfy the conditions of approval of this Amendment, described in the Recitals above, which are incorporated herein by this reference.
2. Section 6.2 of the Filing No. 1 Declaration is amended by the addition of a further sub-section (5), which provides:
 5. Maintaining, repairing, and replacing the fence running approximately north-south along the eastern boundary of Lots 9-14, The Seasons at Tiara Rado Filing No. 1, adjacent to the pathway and South Broadway right of way north of Seasons Drive (the "Perimeter Fence"). The Perimeter Fence shall be a part of the Common Area.
3. The provisions contained in Article 5.8 of the Filing No. 1 Declaration concerning easements for maintenance are specifically reaffirmed to clearly express that the Association, its successors and assigns, has and shall have an easement over those portions of Lots 9-14, The Seasons at Tiara Rado Filing No. 1, as are reasonably necessary, appropriate or useful in the course of maintaining, repair, and replacing the Perimeter Fence.
4. The provisions contained in Article 3, Section 3.01 of the Declaration concerning the coordination and controlling authority of the Declaration relative to the Filing No. 1 Declaration is specifically reaffirmed to clearly express that the Association, its successors and assigns, has and shall have the obligation to maintain, repair, and replace the Perimeter Fence as a part of the Common Area of the broader community through the assessment and collection of Common Expenses.

Except as amended herein, all provisions of the Declaration and the Filing No. 1 Declaration shall remain in full force and effect.

DATED this 22nd day of October, 2025.

The Seasons at Tiara Rado Homeowners'
Association, Inc.
a Colorado nonprofit corporation

By: Bruce Noble
Bruce Noble, its President

STATE OF COLORADO

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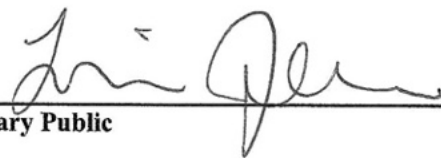
COUNTY OF MESA

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The foregoing instrument was acknowledged before me this 22nd day of October, 2025, by Bruce Noble, president of The Seasons at Tiara Road Homeowners' Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 8/7/29



Notary Public

TONIA JOHNS NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20174033066 MY COMMISSION EXPIRES 08/07/2029
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