

21804064 1 of 2

7/5/2018 11:30 AM R\$18.00 D\$0.00 June Madrid Archuleta County



2018 AMENDMENT TO THE DECLARATION FOR HIDDEN VALLEY RANCH

Pursuant to the provisions of Section 18.2 of the Declaration for Hidden Valley Ranch ("Declaration") dated July 28, 2000, and recorded on July 31, 2000, as Reception No. 20007138 in the records of the Clerk and recorder for Archuleta County, Colorado, this 2018 Amendment to the Declaration for Hidden Valley Ranch was approved in August 2017 by the written consent of Owners holding more than 67% of the votes of the Association. Accordingly, Section 6.30 of the Declaration is deleted in its entirety and replaced with the following, effective upon recording:

Section 6.30. <u>Leasing.</u> The Owner of a Parcel shall have the right to lease his entire Parcel to one person, entity or family unit, subject to the following conditions: (1) No guest house, main house and/or barn can be rented, licensed, subdivided or sold separately from the main residence; (2) any lease must be for a minimum of twelve (12) months; (3) the lease must be in writing, must require that the tenant comply with all rules and regulations of the Hidden Valley Ranch Association, and a copy of the lease must be delivered at execution to the association manager; (4) the lease may not have a right of sub-lease in it; (5) the lease must contain a provision prohibiting use of the Premises by the tenant for any business purpose or as a paid temporary destination; (6) the lease must require that tenant provide insurance coverage for property damage and liability, naming the Hidden Valley Ranch Association as an additional insured. The Owner shall be liable for any violation of the Hidden Valley Ranch Documents committed by the Owner's tenant, without prejudice to the Owner's right to collect from his tenant any sums paid by the Owner on behalf of the Tenant.

WHEREFORE, this 2018 Amendment to the Declaration is executed on this day of JUNE, 2018.

HIDDEN VALLEY RANCH ASSOCIATION a Colorado non-profit membership corporation

Jal L		
By: J.R Ford, President		
STATE OF COLORADO)	
COUNTY OF ARCHULETA) ss)	

The foregoing instrument was acknowledged before me this day of Jule, 2018, by J.R. Ford, President of Hidden Valley Ranch Association, a Colorado non-profit membership corporation. Witness my hand and official seal.

My Commission expires:

FEB 25,2022

1 6 0

KATHLEEN D. CASTELLOT NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20144009145 MY COMMISSION EXPIRES FEBRUARY 25, 2022 NOTARY PUBLIC

Please return to:Pagosa Land Company P.O. Box 4490 Pagosa Springs, CO 81157



7/5/2018 11:30 AM R\$18.00 D\$0.00 June Madrid Archuleta County

Authenticated Certificate of the Secretary of Hidden Valley Ranch Association

I, Martin E. Rose, the Secretary of Hidden Valley Ranch Association, hereby attest and affirm that the required number of consents of owners were obtained in compliance with the Declaration and that the 2018 Amendment was duly authorized and passed pursuant to terms of Section 18.5 of the Declaration.

HIDDEN VALLEY RANCH ASSOCIATION
a Colorado non-profit membership corporation
late &
By: Martin E. Rose, Secretary
STATE OF COLORADO)
) ss
COUNTY OF ARCHULETA)
The foregoing instrument was acknowledged before me this day of 2018, by Martin E. Rose, Secretary of Hidden Valley Ranch Association, a Colorado non-profit membership corporation. Witness my hand and official seal.
My Commission expires:
9/1/2020

NOTARY PUBLIC

ELLEN COLAVITO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164033722
MY COMMISSION EXPIRES SEPT. 1, 2020