

AFTER RECORDING RETURN TO:
Bannockburn Homeowners Association
P. O. Box 211
Franktown, CO 80111

#2013048626, 06/11/2013 at 03:19:45 PM,
1 OF 3, Rec Fee \$21.00
Douglas County CO Jack Arrowsmith,
Clerk & Recorder

AMENDMENT TO THE BANNOCKBURN PROTECTIVE COVENANTS

THIS AMENDMENT is made this 18th day of September, 2012.

RECITALS

A. Filings No. 1 through Filing No. 6 of the Bannockburn subdivision were created by the filing of various Bannockburn Protective Covenants and amendments thereto in the Office of the Clerk and Recorder for Douglas County, Colorado, between the dates of July 9, 1970 through February 19, 1985.

B. The Original Declaration provides for and allows for this Limited Amendment to the Bannockburn Protective Covenants in Article X, Section 4, which provides as follows:

The conditions, restrictions, stipulations, agreements and covenants contained herein shall not be waived, abandoned, terminated, or amended except by written consent of sixty-six and two-thirds percent (66 2/3%) of the Resident Owners of the privately owned land included within the boundaries of Bannockburn, as the same may be then shown by the plat on file with the office of the Clerk and Recorder of Douglas County, Colorado

C. Pursuant to the Colorado Common Interest Ownership Act (CCIOA), Section 38-33.3-217, the Declaration may be amended only by the affirmative vote or agreement of unit owners of units to which more than fifty percent of the votes in the association are allocated or any larger percentage not to exceed sixty-seven percent. By their certification below, the Board of Directors of the Association affirm that the written consent of 67% of the Resident Owners obtained in this matter meets the provisions of CCIOA requiring at least a majority vote of all unit owner votes.

D. All Owners are aware of the provisions of the Original Declaration allowing for amendment, by virtue of the record notice of the Original Declaration, by acts and disclosures, newsletters or notices of the Association and by other means;

E. This Amendment has been prepared and determined by the Association and by the Owners that have approved this Amendment to be reasonable and not burdensome;

G. The undersigned, being the Vice President and Treasurer of the Association, hereby certify that at least sixty-six and two-thirds percent (66 2/3%) of the Resident

Owners in the Association have consented and agreed to this Amendment. The undersigned further certify that originals of the written consents of the Owners, along with the recorded Limited Amendment, shall be in the corporate records of the Association and available for inspection. The undersigned further state that in the event other limited amendments are approved along with this Limited Amendment, the Board of Directors reserves the right to combine all approved limited amendments into one document for the purposes of recording only.

H. As amended by this Limited Amendment, the Original Declaration is referred to as the "Declaration."

NOW THEREFORE,

I. Amendments. The Original Declaration is hereby amended September 18, 2012

II. No Other Amendments. Except as amended by the terms of this Amendment and previous Amendments, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment is executed by the undersigned.

Bannockburn Homeowners Association, Inc.

By: Kaye Wilcox
Vice President

By: Mark Hester
Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing was acknowledged before me this 3RD day of JUNE, 2013, by Kaye Wilcox, as Vice President of Bannockburn Homeowners Association, Inc.

Witness my hand and official seal.
My commission expires: 11/08/2016

KYLE A LeBRON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124073805
MY COMMISSION EXPIRES NOVEMBER 8, 2016


Kyle LeBron
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF Douglas)

The foregoing was acknowledged before me this 3RD day of
June, 2013, by MARK HUSTON, as
Treasurer of Bannockburn Homeowners Association, Inc.

Witness my hand and official seal.

My commission expires: 11/08/2016



Notary Public

