Eagle County, CO
Regina O'Brien 12/06/2021
Pgs: 2 03:23:12 PM
REC: \$18.00 DOC: \$0.00

AMENDMENT TO THE AMENDED AND RESTATED PROTECTIVE COVENANTS FOR KINGS ROW SUBDIVISION

THIS AMENDMENT to the Amended and Restated Protective Covenants for Kings Row Subdivision ("Amendment") is made this <u>Jo</u> day of <u>November</u> 2021 by the Kings Row Homeowners Association, Inc. (the "Association"), a Colorado non-profit corporation.

WITNESSETH:

WHEREAS, Kings Row is a subdivision located in Garfield County and Eagle County, Colorado, as shown on the final plat thereof, recorded in the public records of Garfield County, Colorado on April 20, 1976 at Reception No. 272247 and on August 24, 1978 at Reception No. 287943 and in the public records of Eagle County, Colorado on September 6, 1977 at Reception No. 155774 and on March 16, 1979 at Reception No 179414;

WHEREAS, the Amended and Restated Protective Covenants for Kings Row Subdivision (the "Covenants") was recorded in the public records of Garfield County, Colorado on October 29, 2009 at Reception No. 776995 and in public records of Eagle County Colorado on November 12, 2009 at Reception No. 200924362;

WHEREAS, to ensure the safety and protection of Kings Row residents, the Association wishes to prohibit the discharge of firearms and hunting within Kings Row;

WHEREAS, this Amendment does not require the consent of a mortgage or trust deed holder; and

WHEREAS, this was approved by the affirmative vote or agreement of Owners to which more than fifty percent (50%) of the votes in the Association are allocated, as certified and attested by the President of the Association below.

NOW THEREFORE, the Covenants are hereby amended as set forth below:

- 1. Recitals. The foregoing recitals are incorporated herein.
- 2. <u>Section 3 Discharge of Firearms; Hunting</u>. Section 3 of the Covenants is hereby repealed and replaced as follows:
 - **3.** No Hunting or Discharge of Firearms: Hunting and the discharge of firearms are prohibited within the Kings Row Subdivision.
- 3. Force and Effect. This Amendment hereby supersedes and controls over any provision contained in the Covenants as adopted before this Amendment. Except as amended by the

terms of this Amendment and previous amendments, if any, the Covenants shall remain in full force and effect. This Amendment shall be effective upon recordation.

IN WITNESS WHEREOF, the undersigned executed this Amendment as of the date written above.

KINGS ROW HOMEOWNERS ASSOCIATION, a Colorado non-profit corporation.

By:

President

STATE OF <u>Colorado</u>

COUNTY OF Eagle

This Amendment was acknowledged before me on <u>Nov 30th 2021</u> by Julie Hazard, as President of the Kings Row Homeowners Association, a Colorado non-profit corporation.

Notary Public

JESSICA JO HEDGES
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214007611
MY COMMISSION EXPIRES FEB 23, 2025