

**AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF COPPER CREEK WEST**

This Amendment amends that certain Master Declaration of Covenants, Conditions and Restrictions of Copper Creek West recorded in the records of the Mesa County Clerk and Recorder (“Clerk”) on April 24, 2024, at Reception No. 3091265 (the “Declaration”) and is made pursuant to Section 15.5 thereof and the provisions of §38-33.3-217, C.R.S., and is effective upon the date of recording in the Clerk’s records.

Declarant owns more than sixty-five percent (65%) of the Units in the Community as of the date of this Amendment and, as indicated by its signature below, desires to amend the Declaration as follows:

1. Article 4, Section 4.5.1 shall be amended in its entirety to read:

4.5.1. Except when parked behind screening facilities approved by the DRB, no part of the Community within the lawful control of the Association, including, without limitation, private streets, drives, or parking areas, shall be used as a parking, storage, display, or accommodation area for any type of house trailer, camping trailer, boat trailer, hauling trailer, running gear, boat, or accessories thereto, trucks larger than one (1) ton, bus, or self-propelled motorized recreational vehicle, except as a temporary expedience for loading, delivery, or emergency. This restriction, however, shall not restrict trucks or other commercial vehicles within the Community that are necessary for construction or the maintenance of the Common Elements, Units, or making deliveries or performing services. Notwithstanding the foregoing, the Association may not prohibit parking of some motor vehicles by certain emergency service providers under the criteria set forth in the Act.

2. Article 4 is amended by the addition of a new Section 4.5.4, which provides:

4.5.4 Screening facilities for vehicles shall include, among other things, an enclosed garage or vehicle storage area, or an open portion of the Unit located behind a completely opaque gate, fence or similar device at least six (6) feet in height, measured from the original finished grade of the Unit, established at the issuance of any certificate of occupancy.

Except as amended herein, all provisions of the Declaration shall remain in full force and effect.

DATED this 29 day of August, 2024.

North 25, LLC  
a Colorado limited liability company

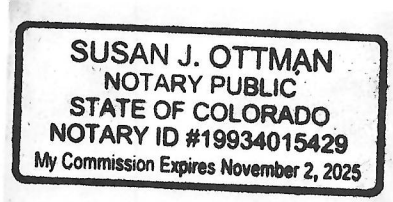
By: [Signature]  
Silvano Colman, Manager

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF MESA         )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of August, 2024, by Silvano Colman, Manager of North 25, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 11-2-2025



[Signature]  
Notary Public