

**FOURTH AMENDMENT TO  
THE CONDOMINIUM DECLARATION OF THE HOVER RIDGE TOWN HOMES,  
A CONDOMINIUM**

THIS FOURTH AMENDMENT to The Condominium Declaration of the Hover Ridge Town Homes, a Condominium ("Fourth Amendment") is effective upon the date of recording.

**RECITALS**

- A. On January 14, 1998, The Condominium Declaration of the Hover Ridge Town Homes, a Condominium ("Declaration"), as it may be amended from time to time, was recorded at Reception No. 1763370 in the real estate records of the Clerk and Recorder of Boulder County, Colorado.
- B. The Owners desire to amend the Declaration to modify the pet restrictions in Section 6.3 of the Declaration to permit renters to keep permitted household pets in the Condominium Apartments.
- C. Pursuant to Section 13.2 of the Declaration, to be approved, this Fourth Amendment must receive the consent of Owners holding not less than sixty-seven percent (67%) of the votes allocated in the Association.
- D. Owners holding at least sixty-seven percent (67%) of the votes in the Association have provided their written consent to this Fourth Amendment.

NOW THEREFORE, this Declaration is hereby amended as follows:

**1. Removal of Language in the First Paragraph of Section 6.3 of the Declaration. The following language in the first paragraph of Section 6.3 of the Declaration is removed: "... occupied by Owners (not renters) ..."**

With the removal of this language, the first paragraph of Section 6.3 of the Declaration now provides as follows:

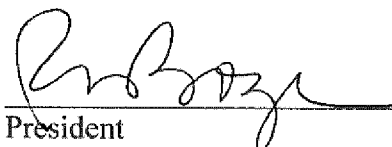
**"6.3 Pets Within the Condominium Community. No pets, livestock, birds, poultry, reptiles or insects of any kind, shall be raised, bred, kept or boarded in or on any portion of the Condominium Community, except that two dogs, cats or other customary household pets may be allowed only in the Condominium Apartments, so long as they are not raised, bred or maintained for any commercial purpose, and are not kept in such number or in such manner as to create a nuisance or any inconvenience to any residents of the Condominium Community.**

**2. Except for the removal of language in the first paragraph of Section 6.3 of the Declaration as specified above, all other paragraphs in Section 6.3 of the Declaration remain unchanged and are in full force and effect.**

**3. All other provisions of The Condominium Declaration of the Hover Ridge Town Homes, as amended from time to time, remain in full force and effect.**

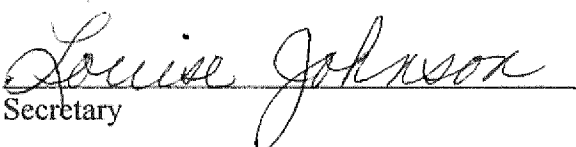
IN WITNESS WHEREOF, this Fourth Amendment to The Condominium Declaration of the Hover Ridge Town Homes, a Condominium is executed by the undersigned, who certify that Owners holding at least sixty-seven percent (67%) of the votes allocated in the Association have provided their written consent this Fourth Amendment.

The Hover Ridge Town Homes Condominium Association

By:   
President

The undersigned, as Secretary of The Hover Ridge Town Homes Condominium Association, hereby certifies that the Owners holding at least sixty-seven percent (67%) of votes in the Association have given their written consent to this Fourth Amendment to The Condominium Declaration of the Hove Ridge Town Homes, a Condominium. The originals of such written consents by Owners, along with the recorded amendment, are records of the Association, and available for inspection.

The Hover Ridge Town Homes Condominium Association

By:   
Secretary

[NOTARIZATION OF SIGNATURES ON NEXT PAGE]

STATE OF COLORADO )  
 ) ss.  
COUNTY OF Boulder )

The foregoing was acknowledged before me this 15<sup>th</sup> day of July 2020, by Risa Boozel, as President of The Hover Ridge Town Homes Condominium Association, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 11/10/2020

Benjamin Gregory Kopetzky  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20164043120  
MY COMMISSION EXPIRES 11/10/20

  
Notary Public


STATE OF COLORADO )  
 ) ss.  
COUNTY OF Boulder )

The foregoing was acknowledged before me this 15<sup>th</sup> day of July 2020, by Louise Johnson, as Secretary of The Hover Ridge Town Homes Condominium Association, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 11/10/2020

Benjamin Gregory Kopetzky  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20164043120  
MY COMMISSION EXPIRES 11/10/20

  
Notary Public