

AFTER RECORDING RETURN TO:  
Altitude Community Law P.C.  
555 Zang St., Suite 100  
Lakewood, CO 80228

**AMENDMENT  
TO THE  
AMENDED AND RESTATED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR  
CHENANGO  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO**

THIS AMENDMENT is made this 15 day of June, 2022.

**RECITALS**

WHEREAS, on February 22, 1978, in Book 2729 at Pages 479 through 489 of the records of the Clerk and Recorder of Arapahoe County, Colorado, a Declaration of the Protective Covenants and the Restrictions of Chenango was recorded, which Declaration affected the property known as Chenango Filing No. 1, according to the Plat thereof recorded in Plat Book 32 at Page 14, Arapahoe County; and

WHEREAS, said Declaration was amended by documents recorded November 21, 1978 in Book 2888 at Page 752 and February 13, 1979 in Book 2935 at Page 2 of the Arapahoe County records; and

WHEREAS, said Declaration, as amended, was replaced in its entirety by an Amended Declaration of Protective Covenants and Restrictions of Chenango recorded March 12, 1982 in Book 3591 Pages 521 through 537 of the records of the Clerk and Recorder of Arapahoe County, Colorado. Said Amended Declaration was approved by the requisite number of owners as evidenced by the Approvals recorded December 21, 1982 in Book 3760 at Pages 98 through 126, on January 20, 1983 in Book 3779 at Pages 158 through 162 and in Book 3786 at Page 477, Arapahoe County; and

WHEREAS, said Amended Declaration was further modified by documents recorded July 13, 1988 in Book 5480 at Pages 121 through 136, on May 7, 1990 in Book 5820 at Pages 621 through 626 and on September 13, 1990 in Book 6006 at Pages 574 through 583 of the records of the Arapahoe County Clerk and Recorder's Office; and

WHEREAS, said Amended Declaration was further modified by that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Chenango, Arapahoe County, Colorado recorded at Reception No. 9300087825 on July 9, 1993 in Book 7024 at Pages 211 through 248 of the records of the Arapahoe County Clerk and Recorder's Office; (collectively "Original Declaration"), and

WHEREAS, Article III, Section 3.2 of the Original Declaration allows for this Amendment to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Chenango (the "Amendment") as follows:

The terms of these covenants, conditions and restrictions may be amended, modified or terminated only by an instrument signed by not less than seventy (70%) percent of the record Owners of Lots in the Property.

WHEREAS, pursuant to the Colorado Common Interest Ownership Act, C.R.S. §38-33.3-217(1)(a), the required approval of 70% of the record Owners of Lots in the Property for amendment is now void; and

WHEREAS, pursuant to the Colorado Common Interest Ownership Act, C.R.S. §38-33.3-217(1)(a), the amendment requirement for this Amendment is now 67% of the record Owners of Lots in the Property; and

WHEREAS, pursuant to the Colorado Common Interest Ownership Act, C.R.S. §38-33.3-217(1)(a), at least 67% of the record Owners of Lots in the Property have approved this Amendment, or alternatively, a court order entered by the District Court for Arapahoe County, Colorado pursuant to C.R.S. §38-33.3-217(7), has been entered approving this Amendment.

NOW THEREFORE, the Original Declaration is amended as follows:

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I. Amendments. The Original Declaration is hereby amended as follows:

(a) **Addition: The following Section 9.17 is hereby added:**

9.17 Leasing and Occupancy. Any Owner shall have the right to lease or allow occupancy of a Lot upon such terms and conditions as the Owner may deem advisable, subject to restrictions of this Declaration, subject to restrictions of record and subject to the following:

(a) "Leasing" or "Renting" for the purposes of this Declaration, is defined as regular, exclusive occupancy of a Lot by any person other than the Owner in exchange for compensation.

(b) Short term occupancies and rentals of Lots for less than 90 days more than two times per year shall be prohibited.

(c) All leases or rental agreements shall be in writing and shall provide that the leases or rental agreements are subject to all terms of the Governing Documents. Owners are required to provide tenants with copies of the current Declaration, Articles of Incorporation, Bylaws and any Rules and Regulations of the Association.

(d) Each Owner who leases his or her Lot shall provide the Association, upon request, a copy of the current tenant information for a Lot.

(e) Leases shall be for or of the entire Lot.


(f) All Owners who reside at a place other than the Lot shall provide to the Association an address and phone number(s) where the Owner can be reached in the case of emergency or other Association business. It is the sole responsibility of the Owner to keep this information current.

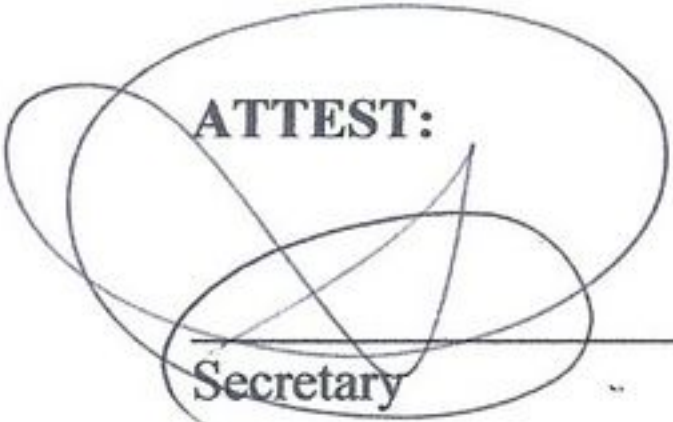
(g) Rentals and occupancies of Lots (or any portions thereof) and Dwelling Units for transient or hotel purposes shall be strictly prohibited. Transient and hotel purposes shall include, but not be limited to, VRBO, Airbnb, HomeAway, and other similar arrangements.

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.

CHENANGO HOMEOWNERS ASSOCIATION,  
a Colorado nonprofit corporation,

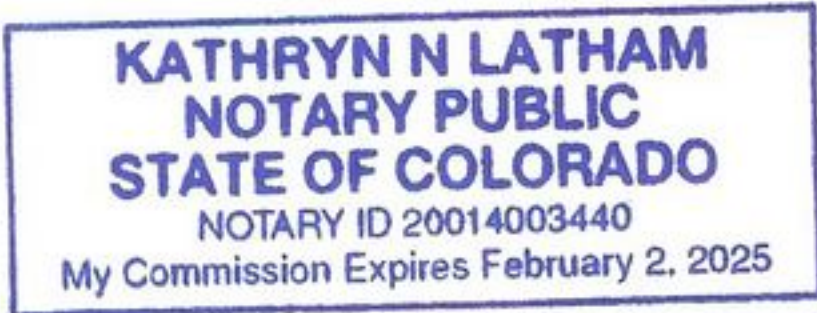
By:   
President

**ATTEST:**  
  
Secretary

STATE OF COLORADO )  
 ) ss.  
COUNTY OF Arapahoe )

The foregoing was acknowledged before me this 15<sup>th</sup> day of June, 2022, by Craig Goodson, as President of Chenango Homeowners Association, a Colorado nonprofit corporation.

Witness my hand and official seal.  
My commission expires: February 2, 2025.

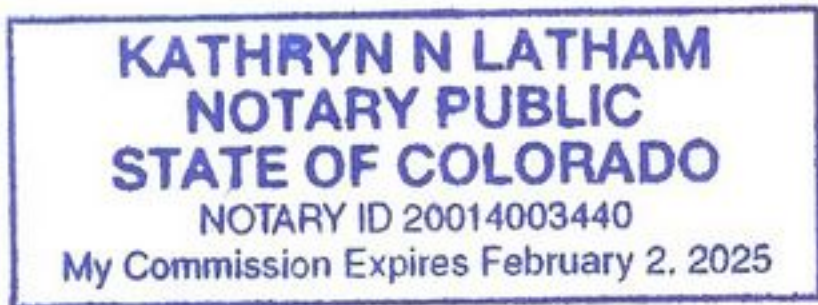


Kathryn N. Latham  
Notary Public

STATE OF COLORADO )  
 ) ss.  
COUNTY OF Arapahoe )

The foregoing was acknowledged before me this 16<sup>th</sup> day of June, 2022, by Sheryl Phillips, as Secretary of Chenango Homeowners Association, a Colorado nonprofit corporation.

Witness my hand and official seal.  
My commission expires: February 2, 2025



Kathryn N. Latham  
Notary Public