

**EIGHTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR RIVER GLEN SUBDIVISION**

THIS AMENDMENT is made this 10th day of December, 2021

RECITALS

A. On June 12, 2014, the River Glen Homeowners' Association ("Association") recorded an Amended and Restated Declaration of Covenants, Conditions and Restrictions for River Glen Subdivision, in the real property records of the County of Larimer, State of Colorado, at Reception No. 20140030765 (the "Declaration").

B. The Declaration provides for and allows for this Limited Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for River Glen (the "Amendment") in Article VII, Section c, which provides as follows:

This Declaration may be amended at any time upon proper notice, by the affirmative approval of 66% of all the Members in good standing or under any authorized procedure to amend covenants set forth in the Act, as amended. Members in good standing means Members that have not had voting privileges suspended for failure to timely pay Assessments.

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

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

E. The purpose of this Limited Amendment is to prohibit the construction and use of detached Accessory Dwelling Units in the Community.

F. The undersigned, being the President and Secretary of the Association, hereby certify that the Association has obtained the affirmative approval of 66% of all the Members in good standing.

G. As amended by this Limited Amendment, this amendment shall become part of and incorporated into the Declaration.

NOW THEREFORE,

I. Amendment. The Declaration is hereby amended as follows:

(a) Repeal and Restatement. The second sentence of Article VI, Section a. Building Type and Occupancy is hereby repealed in its entirety and replaced with the following:

Except as provided below, no building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling, the Primary Structure, not to exceed two (2) stories in height.

(b) Addition. A new paragraph is hereby added to Article VI, Section a. Building Type and Occupancy:

An Accessory Dwelling Unit ("ADU"), for purposes of this Declaration, means and includes a residential dwelling that is subordinate to the Primary Structure and that is located upon the same Lot as the Primary Structure, whether integrated or detached from the Primary Structure. ADUs also include all accessory buildings or structures that meet the definition of an ADU under any local ordinances or statutes, and may be further clarified in the Rules and Regulations.

ADUs detached from the Primary Structure are prohibited and may not be constructed or maintained on the Lots or in the Common Area.

An ADU attached to and integrated with the Primary Structure is permitted, which includes, but is not limited to, construction of a "mother-in-law suite" or room addition to the Primary Structure, subject to this Declaration and the following restrictions and conditions:

- (a) No attached ADU shall be constructed or integrated with the Primary Structure except in accordance with plans and specification approved in advance by the Architectural Review Committee.

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.

**RIVER GLEN HOMEOWNERS'
ASSOCIATION**, a Colorado nonprofit corporation

By: 

Thomas C. Dempsey, President

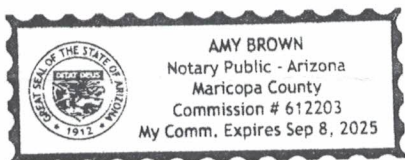
By: 

Lynette Anderson, Secretary

STATE OF Arizona)
COLORADO) ss.
COUNTY OF Maricopa)

The foregoing was acknowledged before me this 23rd day of November, 2021, by Thomas C. Dempsey, President of River Glen Homeowners' Association, a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: 09/08/2025



Amy Brown
Notary Public

STATE OF COLORADO)
COUNTY OF Laimer) ss.

The foregoing was acknowledged before me this 9th day of December, 2021, by Lynette Anderson, Secretary of River Glen Homeowners' Association, a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: 3-25-22

Janet M. Demott
Notary Public

A rectangular notary seal stamp for Janet M. Demott, Notary Public in the State of Colorado. The seal includes the text: "JANET M DEMOTT, NOTARY PUBLIC, STATE OF COLORADO, NOTARY ID 19944002787, MY COMMISSION EXPIRES MARCH 25, 2022".

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