

## **SYNOPSIS OF AMENDMENTS**

**PLEASE NOTE: "BB#" stands for Boulders Broadmoor Filing No.**

**September 22, 1997 (Reception # 97128592 on November 3, 1997):**

- Sections (a) and (c) of Appendix 1 pertaining to Flag Lot Easements & Maintenance Filing No. 1 and 1A

**August 6, 1998 (Reception #098115342 on August 13, 1998):**

- Added Filing No. 3 into the covenants

**September 1, 1998 (Reception #099012809 on January 26, 1999):**

- Replat of BB#1A to BB#1B Notice of Replat

**November 25, 1998 (Reception #098182681 on December 10, 1998):**

- Added Lots 1-4, Filing No. 1B into the covenants

**December 31, 1998 (Reception #099012810 on January 26, 1999):**

- Section 312 Rate of Assessment -Wording "with improvements including water, sewer, gas, electrical, and asphalt paving" added to last sentence before "including those owned by the Declarant."

**May 10, 1999 (Reception #099077067 on May 14, 1999):**

- Added Filing No. 2
- Section III Flag Lots- changed to include BB#2 flag lots
- Section 112 Maintenance Areas- Lots and Tracts A, B, & C added to HOA maintenance areas
- Section 114 Sign Easements- Lot 34 BB#2 added
- Section 122 Architectural Guidelines- (a) Exterior Colors add the following "Light exterior colors are highly discouraged. Check Architectural Guidelines for a list of approved colors. (b) Windows add the following "No white windows are permitted"
- Section 129 Fencing- add to the last paragraph, "Light colored fencing is highly discouraged"

**October 22, 1999 (Reception #099168618 on November 2, 1999):**

- Exclude Lots 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, and 78 all owned by R.W Associates
- Section V- Declarant amended: Name Change

**July 10, 2000 (Reception #200084030 on July 19, 2000):**

- Section 114 sign easements in BB#2 to include Lot 34 & Lot 114

**August 21, 2000 (Reception # 200099151 on August 21, 2000):**

- Re-include Lots 33-42 BB#2 and add all lots in BB#5
- Section 112 Easement- Amended to expand lots in the Maintenance area including but not limited to Lots 33-43 BB#2 and all Lots BB#5 that may have a maintenance area are accessible for repair or maintenance.
- Section 120- Height- Height Restriction on Lots 33-42 BB#2 & all of BB#5 to be limited to 30 feet.

**March 12, 2001 (Reception # 201036336 on March 27, 2001)**

- Lot 78 BB#2 to be re-included

**March 28, 2001 (Reception # 201039350 on April 2, 2001)**

- Lot 10 BB#1 building envelope & height restriction

**April 3, 2001 (Reception # 201058819 on May 7, 2001)**

- Include Filing 1 C, TRT Subdivision & Morris Subdivision
- Section 144 (f) amended to allow electronic fencing for animal control

**December 19, 2001 (Reception # 202004097 on January 8, 2002)**

- Include Stonecliff Filing No. 6 and 6A
- Section 129-Fencing-Language added addressing underground electronic fencing and requiring prior written approval from the Approving Authority for the location of all permitted fencing.

**January 14, 2002 (Reception # 202023216 on February 11, 2002)**

- Correction for the omission of the word "Boulders" in the legal descriptions on the document recorded at Reception #200099151 in the records of El Paso County on August 21, 2000.
- Correction Lot 34 BB#2 has sign easement not Lot 34 BB#5
- Section 312 Rate of Assessment corrected to reference correct Section 511.

- Include replat of Lots 1, 49 and 50, The Boulders Broadmoor Filing No. 1, which is now known as Lots 1 and 2, The Spires at Broadmoor as recorded at Reception #201068448 in the records of El Paso County on May 23, 2001.

**August 30, 2002 (Reception # 202170881 on October 04, 2002)**

- Identification of Private Drainageways

**January 17, 2003 (Reception #203024540 on February 04, 2003)**

- Notice of re-plat of Lots 46 & 47 Boulders Broadmoor Filing No. 2, which is now known as Lots 46 & 47, Boulders Broadmoor Filing No. 2-A.

**August 1, 2003 (Reception #203177696 on August 1, 2003)**

- Correction to Amended Declaration recorded at Reception # 203024540

**October 25, 2004 (Reception #204177477 on October 25, 2004)**

- Clarification of the maintenance obligations of The Spires Drainage Homeowners Association and the meaning of the term "Debris Flow Channels"

**January 26, 2005 (Reception #205019803 on February 9, 2005)**

- Section 501 clarified to explicitly include "underdrains and underdrain structures and facilities" within the definition of "Debris Flow Channels"

**February 1, 2005 (Reception #205033008 on March 8, 2005)**

- Include Spires Broadmoor Filing No. 1

**March 23, 2005 (Reception #205041664 on March 24, 2005)**

- Homeowners Association expanded to include Architectural Control, permit funds to be deposited into short-term certificates of deposit, and general area maintenance.

**March 28, 2005 (Reception #205044135 on March 30, 2005)**

- Lot 45, The Spires Broadmoor Filing No. 1 granted Ingress/Egress easement to use flag driveway of Lot 13, Broadmoor Bluffs Park Filing No. 11

**January 27, 2006 (Reception #206018140 on February 3, 2006)**

- Clarification of identification of private drainage ways

**June 19, 2006 (Reception #206091207 on June 21, 2006)**

- Include Spires Broadmoor Filing No. 2
- Correction to Amendment recorded on March 24, 2005 at Reception No. 205041664

**September 4, 2006 (Reception #206133082 on September 8, 2006)**

- Affidavit of Correction to the recorded plat for Spires Broadmoor Filing No. 2

**November 1, 2007 (Reception #207143365 on November 5, 2007)**

- Include Lots 1-4, Spires Broadmoor Filing No. 3.a replat of Lots 29-32, Spires Broadmoor Filing No. 1