

Chuck Broerman
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AMENDMENT TO
DECLARATION OF SONNET SPRINGS
a Planned Community Association

THIS AMENDMENT to the Declaration of Sonnet Springs a Planned Community Association that was recorded on October 4, 2000 at Reception No. 200119643 of the records of El Paso County (hereinafter the "Covenants" or the "Declaration") is made as of this 14th day of January, 2016.

WITNESSETH:

WHEREAS, by said recording, Sonnet Springs Development, LLC. (the "Declarant"), made the following real property subject to the easements, restrictions, covenants, and conditions of that Declaration, as it might be amended from time to time:

All of that property platted as, SONNET SPRINGS AT UNIVERSITY PARK, in the City of Colorado Springs, El Paso County, Colorado, according to the plat thereof recorded December 22, 1999 at Reception No. 99191619, a replat of SONNET SPRINGS AT UNIVERSITY PARK, a replat of Lot 1, University Bluffs Filing No. 2.

hereinafter described as "Sonnet Springs".

WHEREAS, Section 9.5 of the Declaration provides that it may be amended from time to time upon the approval of at least sixty-seven percent (67%) of the votes in the Sonnet Springs Owners' Association, Inc., a Colorado non-profit corporation (the "Association") and with the written consent of the Association, effective upon the recordation of a certificate in the office of the records of El Paso County, setting forth that amendment in full and certifying that the amendment has been approved as set forth above; and

WHEREAS, the Board of Directors of the Association (the "Board") has concluded that it is necessary to clarify Sections 4.5, 5.7 and 6.1 of the Declaration, the provisions that address the allocation of responsibility for maintenance, repairs and replacement of the Common Elements and the Limited Common Elements in Sonnet Springs; and

WHEREAS, the Board has also concluded that it is necessary to amend Section 6.3 of the Declaration to prohibit or restrict the leasing of Townhomes, in order to preserve the character of Sonnet Springs as a residential community of predominantly owner-occupied Units, and to do so by way of rental rules adopted and/or amended by the Board, in order to make it easier to adjust those restrictions as the need arises, but always subject to clear limitations upon this rulemaking authority of the Board for the protection of the property owners.

WHEREAS the signatures set forth below show that owners representing sixty-seven percent (67%) of the votes in the Association have agreed to this Amendment, and

NOW, THEREFORE, the Owners shown below and in Exhibits "A" through "F" attached hereto, and the Board, as the duly elected representatives of those members, do hereby submit the real property described in the Declaration and all improvements thereon to the provisions of the Declaration and this Amendment and do hereby publish and declare that the following terms, covenants, conditions, easements, restrictions, uses, limitations and obligations shall be deemed to run with the land and shall be a benefit and burden to the Declarant, its successors and assigns and to any person acquiring or owning an interest in the above described real property and improvements, their grantees, successors, heirs, executors, administrators, devisees, personal representatives and assigns, and that the following Amendment shall be incorporated into the Declaration by this reference as if initially set forth therein:

El Paso County, CO



216011865

I. SECTION 4.5 OF THE DECLARATION IS HEREBY AMENDED IN ITS ENTIRETY, AND SUBSECTIONS 4.5.1 THROUGH 4.5.4 HAVE BEEN ADDED, AS FOLLOWS:

Section 4.5 Association Maintenance. The Association shall maintain and keep in good repair as a Common Expense all of the Common Areas and the common utility lines. As to those utility lines:

(1) since the only common electrical or sewer lines located in the Association are the main electrical or sewer lines, which are maintained by the Colorado Springs Utilities ("CSU"), and all other electrical and sewer pipes, lines, ducts, conduits, or other similar apparatus lead directly to the Units, the Association has no responsibility for the improvement, maintenance, repair and replacement of any electrical or sewer issues, unless CSU or the local government refuse to maintain those common or main lines; but

(2) based upon CSU's refusal to maintain same, the Association is responsible for the improvement, maintenance, repair and replacement of common (or main) water lines, and any feeder water lines located in Common Area, if any, to the point where the water tap is located, in or near the driveway entrance.

In addition, the Association shall also maintain and keep in good repair that portion of the Units that is described in the Rules and Regulations (the "Rules") and the current Responsibility Chart published by the Board in its sole discretion (the "Chart"), which may include only maintenance tasks that affect the external appearance of multiple Units in a manner that commonly affects all other properties in the Association (the "common benefit requirement"). Subject to that common benefit requirement, the Board shall determine the specifications, scope, extent, nature and parameters of the Association's maintenance responsibilities. Although the Board may amend said Rules and the Chart from time to time in accordance with the common purpose requirement, the current list of Common Expense tasks includes the following:

(a) the improvement, upkeep and maintenance, repair and reconstruction of the landscaped areas, including the sprinkler system;

(b) the one-time replacement of the original driveway of a Townhome, as reserve funds are available;

(c) the replacement of exterior garage lights on the Townhome, provided that an owner volunteer is available;

(d) the extermination of pests which are a danger to the physical property, such as termites or pine beetles, or ants, in the Common Area, or the extermination of some types of external pests that present a danger to the Owners, such as bees, roaches, fleas, spiders, etc., provided, however, that the Board reserves the right to determine the level of the Association's responsibility to pay for any extermination of interior pests or exterior pests, and the Association will not be responsible for any inconvenience to Owners and/or repairs to the Owners' property, or for extermination undertaken by a homeowner or resident without its approval;

(e) the painting of the exterior wooden surfaces of the Townhomes, on a ten (10) year rotational basis, including the exterior surface of the trim, shutters, window frames, front doors and frames, and garage doors and fascia and soffit;

(f) the re-staining of the gates, balconies, and wooden steps on a three (3) year rotational basis;

(g) the improvement, upkeep and maintenance, repair and reconstruction of the stucco siding on the exterior of the Townhomes as often as the Board deems necessary to keep such exterior from having a weather-beaten or worn-down appearance;

(h) the improvement, upkeep and maintenance, repair and reconstruction of the streets and curbs in the Common Elements and Limited Common Elements, as often as the Board deems necessary to keep said improvements from having a weather-beaten or worn-down appearance;

(i) snow and ice removal as often as the Board deems necessary, currently as follows:

(1) if snowfall accumulations are two (2) inches or more, the contractor will plow and/or shovel all Common Area walkways, the public sidewalks, the driveways and the sidewalk leading up to the front porches of each townhome; and

(2) if snowfall accumulations are four (4) inches or more, the contractor will also plow and/or shovel all the streets.

(j) the improvement, upkeep and maintenance, repair and reconstruction of the roofs and roof decking, gutters, and downspouts of the Townhomes;

(k) the improvement, maintenance, repair and replacement of common drainage, within the Community or as a part of the Common Elements; and

(l) for the payment of expenses which may be incurred by virtue of agreements with the City of Colorado Springs, or the County of El Paso, or any other entity or requirement of any local governmental authority.

Section 4.5.1 Limited assumption of task. In any case where the responsibility for an expense has not been specifically assigned to the Association by this Declaration, but the Board may elect to act upon the request of an Owner, as provided herein, pursuant to the same principles that will apply in situations where several owners are affected and the solution requires action by all those adjoining owners. This situation may also arise in the course of performing the Association's maintenance responsibilities hereunder, where the Association discovers that maintenance, repair or replacement is required of an item which is the Owner's responsibility, and such maintenance, repair or replacement must be performed so that the Association may properly complete its maintenance project. In such cases the Association may perform such work on behalf of the Owner(s) and the expense will be assessed to the Owners of the affected Unit(s), unless the Board decides that the Association should accept responsibility based upon the principles outlined herein. However, in such cases the Board shall have absolute authority to make the final decision, so long as its decisions are not arbitrary or capricious.

Section 4.5.2 No claims shall be based upon this Amendment. The Association shall repair incidental damage to any Unit resulting from performance of work that is the responsibility of the Association, but shall not be liable to any Owner or Occupant, guest or family for any damage or injury caused in whole or in part by the Association's failure to discharge its responsibilities under this Section where such damage or injury is not a foreseeable, natural result of the Association's failure to discharge its responsibilities. No diminution or abatement of assessments shall be claimed or allowed by reason of any alleged failure of the Association to take some action or perform some function required to be taken or performed by the Association under this Declaration, or for inconvenience or discomfort arising from the making of repairs or improvements which are the responsibility of the Association, or from any action taken by the Association to comply with any law, ordinance, or with any order or directive of any municipal or other governmental study.

Section 4.5.3 Reporting obligation. Notwithstanding any task allocated above, the Association will not have any responsibility to discover (and shall not be liable for injury or damage to person or property caused by or resulting from) any utility, rain, snow or ice which may leak or flow from any portion of the Common Areas or from any pipe, drain, conduit, appliance or equipment which the Association is responsible to maintain hereunder, except for

injuries or damages arising after the Owner of a Unit has put the Association on notice of a specific leak or flow from any portion of the Areas of Common Responsibility and the Association has failed to exercise due care to correct the leak or flow within a reasonable time thereafter. In no event will the Association have responsibility to test for, monitor, clean up, remove, contain, make repairs, treat, decontaminate, detoxify, neutralize, abate, or in any way respond to or assess any effects of any radon, fungi, mold or spores, nor does it carry insurance which covers any of those issues.

Section 4.5.4 In the event that Section 8.14 of the Declaration creates a possible conflict with this Section 4.5, because the Declaration or the insurance policy purchased by the Association assigns primary coverage to the Association in cases where it has insurance, such provisions should be read together (and reconciled as nearly as possible) such that any insurance will not change the assignment of maintenance and liability obligations as described above.

II. SECTION 5.7 OF THE DECLARATION IS HEREBY AMENDED IN ITS ENTIRETY, TO INCLUDE EXAMPLES OF ITS PROPER APPLICATION, AS FOLLOWS:

Section 5.7 Owner's Negligence or Misconduct. In the event the Board determines that the need for maintenance, repair or replacement of the Common Elements or the Limited Common Elements, or any portion thereof, is caused through the willful or negligent act of any Owner or Occupant, or their family, agent, employees, guests, lessees, customers or invitees, in the sole discretion of the Board, then the expenses, costs, and fees incurred by the Association for such maintenance, repair, or replacement shall be a personal obligation of such Owner, and if not repaid to the Association within seven (7) days after the Association shall have given notice to the Owner of such expenses, costs, and fees, then the failure to so repay shall be a default by the Owner under the provisions of this Declaration, such expenses, costs, and fees shall automatically become a default Assessment determined and levied against such Unit, and the Association may proceed in accordance with the applicable provisions of Article 5 hereof.

Section 5.7.1 Rebuttal Presumption. The foregoing allocation of responsibility will have cases that include, but are not limited to, damage from water overflowing from a tub, hot water heater leaks, or water damage from a washing machine or hose. In assigning liability for such damages, the Board shall have absolute authority to make the final decision, so long as its decisions are not arbitrary or capricious, in accordance with the following principles:

- (a) any damage caused by weather or other "no fault" circumstances (sometimes described as "acts of god"), or design or construction defects, can never be the responsibility of the Association, because the Association cannot be the cause of that damage;
- (b) a rebuttable presumption of fault may be applied in appropriate cases, such as cases where only one Unit suffered frozen pipes;
- (c) if the Association has a reserve study that shows the structural life expectancy of the portion(s) of the townhomes, and an untimely repair is required for a task that would be allocated to the Association, in accordance with Section 4.5 of the Declaration, the Owner can be held responsible if there are records that show when that item was last replaced, and there is reason to believe that the reason the structural life expectancy has not been met because the Owner has not performed the required ordinary maintenance; and
- (d) in the event that there are situations where it is difficult or impossible to determine the cause of the damage, and the allocation of responsibility, such as damage caused by a clogged pipe at the point where the main line and the individual owner's utility lines meet, a compromise will be the preferred solution, in which the Owner and the Association may split the cost of repairs.

III. SECTION 6.1 OF THE DECLARATION IS HEREBY AMENDED IN ITS ENTIRETY, AND SUBSECTIONS 6.1.1 THROUGH 6.1.4 ARE ADDED, AS FOLLOWS:

Section 6.1 Units to be Maintained. Unit Owners have the obligation to maintain and keep in good repair all portions of his or her Unit, including all utility lines from the point they become individual lines, as described in Section 4.5(1) and (2) above, and they are responsible for all of the maintenance, repair and replacement within their Unit boundaries, including the residence and all improvements to the Unit, unless that task is expressly made the obligation of the Association, as set forth in Section 4.5 above. This maintenance responsibility shall include, but not be limited to the following:

- (a) any portion of the heating and air conditioning systems including the air conditioning compressor and fan coil, furnace, and hot water heaters, serving the Unit, whether located within or outside the boundaries of the Unit, as well as any condensation problems caused by same;
- (b) any maintenance or repair is caused through the willful or negligent act of any Owner or occupant, or their family, guests, lessees, or invitees, in accordance with Section 4.5.1 above;
- (c) that portion of the attics, crawl spaces, trusses and other support structures that serve only a single Unit (even if they are part of the structure of another Unit);
- (d) any equipment, appliance or fixture that belongs to an Owner or serves only one Unit (wherever located);
- (e) any shutters, awnings, doorsteps, stoops, porches, steps, balconies, patios, attics, crawl spaces and exterior doors and windows or other fixtures designed to serve a single Unit;
- (f) any carpet repair or replacement, or any repairs to the basement slab;
- (g) all communications, television, telephone, cable and electrical lines, receptacles and boxes serving only the Unit, whether located within or outside the boundaries of the Unit;
- (h) all frozen pipes, lines, ducts, conduits, or other apparatus (collectively referred to as "pipes") from the point they enter the Unit, including any damage caused by clogged pipes in cases where the presumption described in Sections 5.7.1 applies, except in cases where the main line and the individual owner's pipes meet, and the cause of the damage may be difficult or impossible to determine, in which case a compromise will be the preferred solution, where the Owner and the Association may split the cost of repairs in accordance with Section 5.7.1(d);
- (i) any repairs to the driveway serving only one Townhome, after the one-time replacement made pursuant to Section 4.5(b) above;
- (j) the improvement, maintenance, repair and replacement of all electrical pipes, lines, ducts, conduits, or other similar apparatus once they enter the Unit;
- (k) any exterior improvements or alterations made by the Owner and/or his predecessor in title, whether located within or outside the boundaries of the Unit, which are only allowed with ACC approval;
- (l) all doors, doorways, and hardware that are part of the entry system to the Townhome (except for periodic painting of the exterior surface of entry doors);
- (m) any exterior light fixtures, including an exterior motion sensor lights and light bulbs (other than the exterior garage light bulb), which are only allowed with ACC approval;
- (n) any fireplace (including the flue and firebox) that serve a single Unit;

- (o) flower pots and other containers must have water-catching saucers under them to prevent damage and discoloration to the common area and or limited common area;
- (p) the portion of the foundation which supports the Townhome;
- (q) garages and garage doors, which require ACC approval to modify (except painting the exterior surface of garage doors), as well as the garage slabs and garage door openers;
- (r) any damage that is caused by water infiltration into an Owner's Unit or for water intrusion into the adjoining units caused by acts or omissions, whether the intrusion comes through the roof, the foundation or the basement slab, unless the water infiltration problem has been reported in advance of the damage;
- (s) helical piers that are needed to support one or more Units, which must share the cost in accordance with the same procedure used for same in Section 4.5.1 of the Declaration;
- (t) the deductible or any portion of the loss or expense which is not covered by the Association's insurance, which must be covered by the Owner's individual insurance policy as provided in Section 8.2(e) of the Declaration;
- (u) any interior improvements or alterations made by the Owner and/or his predecessor in title;
- (v) the extermination of pests inside a Unit which are not the Association's responsibility by virtue of Section 4.5(e) above;
- (w) responsibility to test for, monitor, clean up, remove, contain, make repairs, treat, decontaminate, detoxify, neutralize, abate, or in any way respond to or assess any effects of any radon, fungi, mold or spores unless the Association carries insurance that covers any of the above activities;
- (x) responsibility for preventing frozen pipes, by way of temperature settings, opening cabinets, draining water pipes, detaching hoses from outside or garage faucets during all periods of below freezing temperatures;
- (y) all balconies, balcony railings, and patios (even if located in Common Areas) including all support structures;
- (z) the improvement, maintenance, repair and replacement of water and sewer lines, from the point that those lines enter the Unit;
- (aa) windows, window frames (except for periodic painting of the exterior window frames), casings and locks (including caulking of windows) and screens;
- (bb) the improvement, upkeep and maintenance, repair and reconstruction of the any sidewalks, as often as the Board deems necessary to keep those surfaces from having a weather-beaten or worn-down appearance;
- (cc) snowfall accumulations less than or equal to two (2) inches; or any ice or snow accumulation in front of garage doors and on driveways that has not been cleared by the contractor, as well as the removal of snow or ice from the decks or patios, which should be done as soon as possible after the snow has stopped falling; provided, however, that the use of any type of salt-based de-icing chemical that would adversely affect concrete in any manner on their decks, patios, walkways or garage entrances is prohibited, and any damage to concrete, asphalt or plants caused by same may be charged to the homeowner causing the damage;
- (dd) preventing any snow and ice to accumulate any place where a stucco surface meets a wood or concrete surface (i.e., where a stucco wall meets the surface of a deck or patio),

where the resulting freeze-thaw cycle will cause the stucco to crack and then flake off its supporting underlayment;

(ee) any utility meters or breaker boxes serving the Unit, whether located on the Unit or Common Area;

(ff) any measures used for water extraction or to prevent water intrusion, including drainage systems, sump pumps, and any soil treatment, drying or grading required in the crawl spaces; and

(gg) cleaning and draining of window wells, including periodic replacement of covers.

Section 6.1.1 Additional Duties of Owners. In addition to the duties assigned above, each Unit Owner shall have the responsibility:

(a) To keep each Unit, at all times, well maintained, in good repair and replacement, and in a clean, sightly, and wholesome condition;

(b) To perform his or her responsibility in such manner or so as not to unreasonably disturb other persons in other Units; and

(c) To promptly report to the Association or its agent any defect or need for repairs, for which the Association is responsible.

Section 6.1.2 Assumption of Duty. Subject to the maintenance responsibilities herein provided, any maintenance or repair performed on or to the Common Areas by an Owner or Occupant which is the responsibility of the Association hereunder (including, but not limited to landscaping) shall not be performed by an Owner without the written consent of the Board. In any case such work shall be at the sole expense of such Owner or Occupant, and the Owner or Occupant shall not be entitled to reimbursement from the Association, even if the Association accepts the maintenance or repair.

Section 6.1.3 Removal of items. No bicycles, kayaks, sport or recreational equipment, trash litter, junk boxes, containers, bottles, cans, implements, machinery, lumber or other building materials shall be permitted to remain exposed upon or within any Unit, or, upon or within the Limited Common Elements of a Unit, or otherwise so that the same are visible from any neighboring Unit, or any street.

Section 6.1.4 Maintenance Easement. The Association, and its agents, shall have the authority to enter, replace, maintain, repair and clean up Units which do not conform to the provisions of this Section, and to charge and collect from the Unit Owners thereof all reasonable costs related thereto as an Assessment hereunder, after ten (10) days notice to the Owners.

IV. SECTION 6.3 OF THE DECLARATION IS HEREBY AMENDED IN ITS ENTIRETY, AND SUBSECTIONS 6.3.1 THROUGH 6.3.3 ARE ADDED, AS FOLLOWS:

Section 6.3 Leasing and Occupancy. No part of the Unit shall be used as a rental except as authorized the issuance of a current leasing permit issued by the Board in accordance with Section 6.3.3 of this Declaration. For purposes of Sections 6.3.1 through 6.3.3 of this Declaration, any terms related to "Lease" or "Leasing" or "Rent" will be defined as regular, exclusive occupancy of a Unit by any person or persons other than the Owner; provided, however, said terms shall not include exclusive occupancy by the adult child, grandchild, or parent of an Owner; nor shall it include occupancy by a roommate of an Owner who occupies the Unit as such Owner's primary residence. However, all occupants are nonetheless required to comply with the terms of the Declaration, Bylaws, Articles of Incorporation, and all other Rules and Regulations of the Association (the "governing documents"), and the Owner shall be absolutely responsible for the actions of all occupants of his/her Unit.

Section 6.3.1 Application of Rental Rules. Leasing permits shall not be required until Rules and Regulations have been promulgated in accordance with Section 6.3.3 of this Declaration, and any Owners who are already leasing their Units upon the effective date of this Amendment shall not be required to obtain a leasing permit, unless such Owner ceases to rent or lease the Unit for more than 90 consecutive days, or upon any conveyance or transfer of the Unit to a third-party who does not qualify for the grandfathering provision. However, the right to lease any Unit is nonetheless subject at all times to any restrictions of record and is also subject to the following:

- (a) short term occupancies and rentals of less than thirty (30) consecutive days are prohibited;
- (b) long term occupancies and rentals of greater than thirty (30) consecutive days are permitted, subject to Section 6.3.2 and the other governing documents; and (c) the right to lease or allow occupancy of a Unit shall be restricted by the Rules and Regulations of the Association promulgated in accordance with Section 6.3.3 of this Declaration, which may prohibit or restrict leasing of Townhomes.

Section 6.3.2 Generally Applicable Rental Rules. All leasing must begin as a written Lease, and a copy of all original Leases shall be provided upon request to the Board, which may require the use of its approved lease form or the insertion of particular provisions. Leases shall provide that the term of such lease shall be subject in all respects to the provisions of the governing documents, and that any failure by the occupants to comply with the terms and provisions of such documents shall be a default under the Lease. After notice and an opportunity for hearing, the Board may require an Owner to evict any occupant who has repeatedly violated any provision of the governing documents.

Section 6.3.3 Restrictions. In the event Rules and Regulations have been promulgated by the Board, leasing permits will be issued by the Board in order to provide that no more than 20% of the Units in the Sonnet Springs may be leased at one time, except for cases of undue hardship. The Board shall have the authority to promulgate non-discriminatory Rules and Regulations that establish when such permits shall expire or may be revoked, as well as circumstances that will govern the issuance or denial of requests for hardship, which are not limited to, but must include:

- (a) an Owner who must relocate for employment purposes and cannot sell his/her Unit for a price at or less than the current appraised market value, after having made reasonable efforts to do so;
- (b) an Owner who dies and the Unit is being administered by his or her Estate or Trust; and
- (c) an Owner who takes a leave of absence or temporarily relocates, but intends to return to reside in the Unit, and wishes to rent the Unit during a temporary absence not to exceed one year.

V. NO FURTHER CHANGES

Except as amended hereby, the Declaration shall continue in full force and effect in accordance with its original and previously amended terms and conditions.

IN WITNESS WHEREOF, the undersigned have executed this Amendment to Declaration on the day and year first written above:

Lot 21 Sonnet Springs at University Park Filing No. 2
also known as 5511 Sonnet Heights, Colorado Springs, CO 80918

Stone Family Properties, LLC

By see attached Exhibit "A"
Manager

Lot 22 Sonnet Springs at University Park Filing No. 2
also known as 5512 Sonnet Heights, Colorado Springs, CO 80918

Benham Living Trust

By see attached Exhibit "A"
Trustee

Lot 20 Sonnet Springs at University Park Filing No. 2
also known as 5523 Sonnet Heights, Colorado Springs, CO 80918

see attached Exhibit "A"
Cosette M. Truscott

see attached Exhibit "A"
Robert B. Truscott

Lot 23 Sonnet Springs at University Park Filing No. 2
also known as 5524 Sonnet Heights, Colorado Springs, CO 80918

Bolduc Family Trust

By see attached Exhibit "D"
Raymond August Bolduc, Trustee

By see attached Exhibit "D"
Susan Ann Bolduc, Trustee

Lot 19 Sonnet Springs at University Park Filing No. 2
also known as 5535 Sonnet Heights, Colorado Springs, CO 80918

Wanda L. Ballantyne Family Trust

By _____
Trustee

Lot 24 Sonnet Springs at University Park Filing No. 2
also known as 5536 Sonnet Heights, Colorado Springs, CO 80918

see attached Exhibit "A"
Donald J. Fuhrman

Lot 18 Sonnet Springs at University Park Filing No. 2
also known as 5547 Sonnet Heights, Colorado Springs, CO 80918

Gayle A. Myers

Lot 25 Sonnet Springs at University Park Filing No. 2
also known as 5548 Sonnet Heights, Colorado Springs, CO 80918

Mark David Worthey

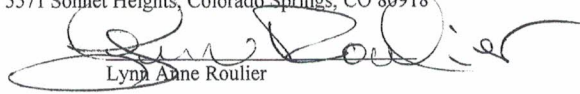
Deborah A. Worthey

Lot 17 Sonnet Springs at University Park Filing No. 2
also known as 5559 Sonnet Heights, Colorado Springs, CO 80918

see attached Exhibit "C"
John R. Balyeat

see attached Exhibit "C"
Marcia J. Balyeat

Lot 16 Sonnet Springs at University Park Filing No. 2
also known as 5571 Sonnet Heights, Colorado Springs, CO 80918


Lynn Anne Roulier

Lot 15 Sonnet Springs at University Park Filing No. 2
also known as 5583 Sonnet Heights, Colorado Springs, CO 80918

Susan Alexander-Midlil

Lot 42 Sonnet Springs at University Park Filing No. 2
also known as 5584 Sonnet Heights, Colorado Springs, CO 80918

see attached Exhibit "C"
Nanci L. Nichols

Lot 43 Sonnet Springs at University Park Filing No. 2
also known as 5596 Sonnet Heights, Colorado Springs, CO 80918

Jaklyn Brockman

Lot 26 Sonnet Springs at University Park Filing No. 2
also known as 5607 Sonnet Ridge Point, Colorado Springs, CO 80918

see attached Exhibit "C"
Wanda J. Hays

Lot 44 Sonnet Springs at University Park Filing No. 2
also known as 5608 Sonnet Heights, Colorado Springs, CO 80918

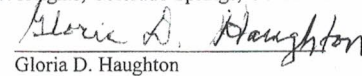
Mark A. Towner

Lot 27 Sonnet Springs at University Park Filing No. 2
also known as 5615 Sonnet Ridge Point, Colorado Springs, CO 80918

Joseph A. Sonchar

JoAnn C. Sonchar

Lot 45 Sonnet Springs at University Park Filing No. 2
also known as 5620 Sonnet Heights, Colorado Springs, CO 80918

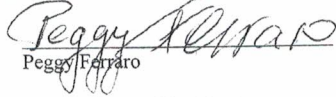

Gloria D. Haughton

Lot 28 Sonnet Springs at University Park Filing No. 2
also known as 5623 Sonnet Heights, Colorado Springs, CO 80918

see attached Exhibit "E"
Michele R. Armstrong

see attached Exhibit "E"
Andrea L. Wood

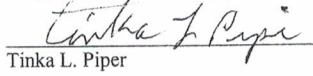
Lot 14 Sonnet Springs at University Park Filing No. 2
also known as 5631 Sonnet Heights, Colorado Springs, CO 80918


Peggy Ferraro

Lot 29 Sonnet Springs at University Park Filing No. 2
also known as 5631 Sonnet Ridge Point, Colorado Springs, CO 80918

MG #631 LLC
By 
Manager

Lot 46 Sonnet Springs at University Park Filing No. 2
also known as 5632 Sonnet Heights, Colorado Springs, CO 80918


Tinka L. Piper

Lot 30 Sonnet Springs at University Park Filing No. 2
also known as 5639 Sonnet Ridge Point, Colorado Springs, CO 80918

Mark E. Kempton

Lot 13 Sonnet Springs at University Park Filing No. 2
also known as 5643 Sonnet Heights, Colorado Springs, CO 80918

Olsen Family Trust


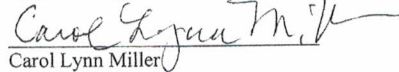
By _____
Trustee

Lot 47 Sonnet Springs at University Park Filing No. 2
also known as 5644 Sonnet Heights, Colorado Springs, CO 80918


Bunck Family Living Trust

By see attached Exhibit "B"
Trustee

Lot 31 Sonnet Springs at University Park Filing No. 2
also known as 5647 Sonnet Ridge Point, Colorado Springs, CO 80918


Glenn E. Miller

Carol Lynn Miller

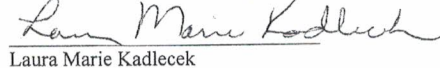
Lot 41 Sonnet Springs at University Park Filing No. 2
also known as 5648 Sonnet Ridge Point, Colorado Springs, CO 80918


Susan Lynn

Lot 12 Sonnet Springs at University Park Filing No. 2
also known as 5655 Sonnet Heights, Colorado Springs, CO 80918

see attached Exhibit "B"
Lee H. Blatt

Lot 32 Sonnet Springs at University Park Filing No. 2
also known as 5655 Sonnet Ridge Point, Colorado Springs, CO 80918


Laura Marie Kadleck

Lot 40 Sonnet Springs at University Park Filing No. 2
also known as 5656 Sonnet Ridge Point, Colorado Springs, CO 80918

Mark D. Worthey

Deborah A. Worthey

Lot 33 Sonnet Springs at University Park Filing No. 2
also known as 5663 Sonnet Ridge Point, Colorado Springs, CO 80918

Betty J. Hatch Living Trust

By _____
Trustee

Lot 39 Sonnet Springs at University Park Filing No. 2
also known as 5664 Sonnet Ridge Point, Colorado Springs, CO 80918

see attached Exhibit "A"
Lawrence M. Jackson II
Catherine M. Carrillo

Jo Ann Jackson

Lot 11 Sonnet Springs at University Park Filing No. 2
also known as 5667 Sonnet Heights, Colorado Springs, CO 80918

Susan J. Sexson
Susan J. Sexson

Lot 34 Sonnet Springs at University Park Filing No. 2
also known as 5671 Sonnet Ridge Point, Colorado Springs, CO 80918

see attached Exhibit "F"
Doris A. Brown

Lot 10 Sonnet Springs at University Park Filing No. 2
also known as 5679 Sonnet Heights, Colorado Springs, CO 80918

Thomas P. Sutton Living Trust

By Thomas P. Sutton, trustee
Trustee

Lot 35 Sonnet Springs at University Park Filing No. 2
also known as 5679 Sonnet Ridge Point, Colorado Springs, CO 80918

see attached Exhibit "F"
Randall E. Graham

Lot 38 Sonnet Springs at University Park Filing No. 2
also known as 5680 Sonnet Ridge Point, Colorado Springs, CO 80918

Carolyn F. Kanop
Carolyn F. Kanop

Lot 36 Sonnet Springs at University Park Filing No. 2
also known as 5687 Sonnet Ridge Point, Colorado Springs, CO 80918

James N. Sweet & Margaret R. Trust

By Margaret R. Sweet, Trustee
Trustee
James N. Sweet, Trustee

Lot 37 Sonnet Springs at University Park Filing No. 2
also known as 5688 Sonnet Ridge Point, Colorado Springs, CO 80918

see attached Exhibit "A"
Garnet E. Storez

Lot 9 Sonnet Springs at University Park Filing No. 2
also known as 5691 Sonnet Heights, Colorado Springs, CO 80918

see attached Exhibit "C"
James C. Christian

see attached Exhibit "C"
Patrice C. Christian

Lot 8 Sonnet Springs at University Park Filing No. 2
also known as 5703 Sonnet Heights, Colorado Springs, CO 80918

Patty M. Kenner
Patty McKenna

Lot 7 Sonnet Springs at University Park Filing No. 2
also known as 5715 Sonnet Heights, Colorado Springs, CO 80918

see attached Exhibit "A"
William M. Matson

see attached Exhibit "A"
Carol I. Matson

Lot 6 Sonnet Springs at University Park Filing No. 2
also known as 5727 Sonnet Heights, Colorado Springs, CO 80918

James R. Cox & Phyllis A. Family Trust

By _____
Trustee

Lot 5 Sonnet Springs at University Park Filing No. 2
also known as 5739 Sonnet Heights, Colorado Springs, CO 80918

McCaleb Trust

s

By see attached Exhibit "A"
Trustee

Lot 4 Sonnet Springs at University Park Filing No. 2
also known as 5751 Sonnet Heights, Colorado Springs, CO 80918

see attached Exhibit "B"
John L. Mantos

Lot 3 Sonnet Springs at University Park Filing No. 2
also known as 5763 Sonnet Heights, Colorado Springs, CO 80918

Roger Upson & Judith Family Trust

see attached Exhibit "A"
Roger B. Upson, Trustee

see attached Exhibit "A"
Judith A. Upson, Trustee

Lot 2 Sonnet Springs at University Park Filing No. 2
also known as 5775 Sonnet Heights, Colorado Springs, CO 80918

see attached Exhibit "A"
Mickey L. Baster-Spade

Lot 1 Sonnet Springs at University Park Filing No. 2
also known as 5787 Sonnet Heights, Colorado Springs, CO 80918

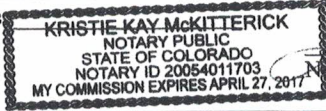
Jacqueline J. Hooker
Jacqueline J. Hooker

CERTIFICATION

The foregoing instrument was first presented to the membership at the Annual Meeting of the Sonnet Springs Owners' Association, Inc, held on November 16, 2015, at which time the foregoing instrument was approved, signed and acknowledged before me by the owners of the following Lots: Lynn Roulier (Lot 16); Gloria D. Haughton (Lot 45); Peggy Ferraro (Lot 14); MG 5631 LLC (Lot 29); Tinka Piper (Lot 46); Glenn & Carol Lynn Miller (Lot 31); Susan Lynn (Lot 41); Laura Marie Kadlecek (Lot 32); Susan J. Sexson (Lot 11); Thomas P. Sutton Living Trust (Lot 10); Carolyn F. Kanop (Lot 38); James & Margaret Sweet (Lot 36); Patty McKenna (Lot 8); and Jacqueline J. Hooker (Lot 1).

Witness my hand and official seal.

My commission expires:



Notary Public

CERTIFICATION

Exhibit B attached to the foregoing instrument was approved, signed and acknowledged before the undersigned officer of the Sonnet Springs Owners' Association, Inc, by John L. Mantos; Max Beham, and Ruth Beham, as Trustees of the Behnam Living Trust; John H. Bunck and Donna J. Bunck, as Trustees of the Bunck Family Living Trust; and Lee H. Blatt, who personally confirmed their signatures to me between December 1, 2015 and January 14, 2016, as the owners of Townhomes in Sonnet Springs Owners' Association, Inc., a Colorado non-profit corporation.

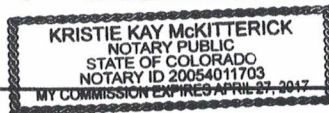
Tinka Piper

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing certification was made and acknowledged before me this 29th day of January, 2016, by Tinka Piper as the Secretary of Sonnet Springs Owners' Association, Inc., a Colorado non-profit corporation.

Witness my hand and official seal.

My commission expires:



Notary Public

CERTIFICATION

Exhibit C attached to the foregoing instrument was approved, signed and acknowledged before the undersigned officer of the Sonnet Springs Owners' Association, Inc., by Nanci L. Nichols, Marica J. Balyeat, John R. Balyeat, James C. Christian, Patrice C. Christian, and Wanda J. Hays, who personally confirmed their signatures to me between December 1, 2015 and January 9, 2016, as the owners of Townhomes in Sonnet Springs Owners' Association, Inc., a Colorado non-profit corporation.

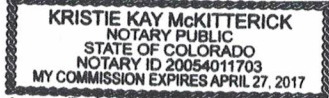
Lynn Roulier

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing certification was made and acknowledged before me this 29th day of January, 2016, by Lynn Roulier as an Amendment Committee Member of Sonnet Springs Owners' Association, Inc., a Colorado non-profit corporation.

Witness my hand and official seal.

My commission expires:



Notary Public

CERTIFICATION

Exhibit D attached to the foregoing instrument was approved, signed and acknowledged before the undersigned officer of the Sonnet Springs Owners' Association, Inc., by Raymond A. Bolduc and Susan A. Bolduc, as Trustees of the Bolduc Family Trust, who personally confirmed their signatures to me between December 1, 2015 and January 7, 2016, as the owners of Townhomes in Sonnet Springs Owners' Association, Inc., a Colorado non-profit corporation.

C. Lynn Miller

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing certification was made and acknowledged before me this 29th day of January, 2016, by C. Lynn Miller as Amendment Committee Member of Sonnet Springs Owners' Association, Inc., a Colorado non-profit corporation.

Witness my hand and official seal.
My commission expires:



[Signature]
Notary Public

CERTIFICATION

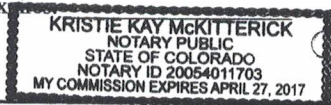
Exhibit E attached to the foregoing instrument was approved, signed and acknowledged before the undersigned officer of the Sonnet Springs Owners' Association, Inc., by Michelle R. Armstrong and Andrea L. Wood, who personally confirmed their signatures to me, between December 1, 2015 and January 9, 2016 as the owners of Townhomes in Sonnet Springs Owners' Association, Inc., a Colorado non-profit corporation.

Laura M. Kadleck

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing certification was made and acknowledged before me this 29th day of January, 2016, by Laura M. Kadleck as Amendment Committee Member of Sonnet Springs Owners' Association, Inc., a Colorado non-profit corporation.

Witness my hand and official seal.
My commission expires:



[Signature]
Notary Public

CERTIFICATION

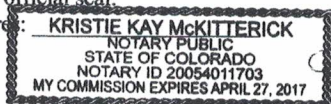
Exhibit F attached to the foregoing instrument was approved, signed and acknowledged before the undersigned officer of the Sonnet Springs Owners' Association, Inc., by Randall E. Graham and Doris A. Brown, who personally confirmed their signatures to me, between December 1, 2015, and January 12, 2016 as the owners of Townhomes in Sonnet Springs Owners' Association, Inc., a Colorado non-profit corporation.

Margaret Sweet

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing certification was made and acknowledged before me this 29th day of January, 2016, by Margaret Sweet as Amendment Committee Member of Sonnet Springs Owners' Association, Inc., a Colorado non-profit corporation.

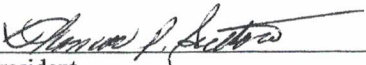
Witness my hand and official seal.
My commission expires:



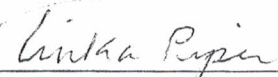
[Signature]
Notary Public

IN WITNESS WHEREOF, the President and Secretary of the Sonnet Springs Owners' Association, Inc., a Colorado non-profit corporation (the "Association"), have executed this Amendment to Townhome Declaration on this 29th day of January, 2016, and hereby certify that all of the Townhome Units in Sonnet Springs are set forth above and that the Unit Owners named above are the owners of the respective Townhome Units where their names appear above on the dates that their signatures were made, and that this Amendment has been approved by 67% of the aggregate interest of the undivided Ownership of the General Common Elements of Sonnet Springs, as shown (a) by the signatures that appear above; (b) by the signatures that appear on the nine (9) separate (individually signed) Owner Approval of Amendment forms which are collectively attached hereto as Exhibit "A"; and/or (c) by the signatures that appear on the five (5) Owner Approval of Amendment forms witnessed by officers and/or committee members of the Association, which are attached hereto as Exhibits "B", "C", "D", "E" and "F".

SONNET SPRINGS OWNERS'
ASSOCIATION, INC.,
a Colorado non-profit corporation

By: 
President

ATTEST:

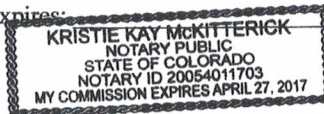

Secretary

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 29th day of January, 2016, by Thomas P. Sutton and Tinka Piper as President and Secretary respectively of Sonnet Springs Owners' Association, Inc., a Colorado non-profit corporation.

Witness my hand and official seal.

My commission expires:




Notary Public

OWNERS' APPROVAL OF AMENDMENT

Pursuant to Section 9.5 to the Declaration of Sonnet Springs a Planned Community Association that was recorded on October 4, 2000 at Reception No. 200119643 of the records of El Paso County (the "Covenants") the undersigned Owners of the property described below hereby approve and agree to the

*"Amendment to
the Declaration
of
Sonnet Springs
El Paso County, Colorado
(Maintenance and Rental Amendment)*

amending Sections 4.5, 5.7, 6.1 and 6.3 of the Covenants to clarify the allocation of maintenance responsibility, and/or allow the prohibition or restriction of leasing of Townhomes.

The original document that the undersigned have agreed to amend has been entrusted to the Sonnet Springs Owner's Association for recording purposes.

Owner(s): *Donald J. Fehrman*
Donald J. Fehrman

as owner of:

Lot 24 in Sonnet Springs Filing No. 4

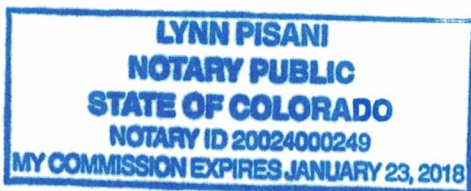
also known as: 5536 Sonnet [Heights] [Ridge Point]
Colorado Springs, CO 80829

El Paso County,
Colorado) ss.
)

The foregoing instrument was acknowledged before me this 15 day of December, 2015, by *Donald J. Fehrman*

Witness my hand and official seal.

Lynn Pisani
Notary Public
My commission expires: 1/23/18



OWNERS' APPROVAL OF AMENDMENT

Pursuant to Section 9.5 to the Declaration of Sonnet Springs a Planned Community Association that was recorded on October 4, 2000 at Reception No. 200119643 of the records of El Paso County (the "Covenants") the undersigned Owners of the property described below hereby approve and agree to the

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amending Sections 4.5, 5.7, 6.1 and 6.3 of the Covenants to clarify the allocation of maintenance responsibility, and/or allow the prohibition or restriction of leasing of Townhomes.

The original document that the undersigned have agreed to amend has been entrusted to the Sonnet Springs Owner's Association for recording purposes.

Owner(s):

[Signature]
Condo Trust

as owner of:

Lot __ in Sonnet Springs Filing No. 4

also known as: 5523 Sonnet [Heights] [Ridge Point]
Colorado Springs, CO 80829

_____))
_____) ss.
_____))

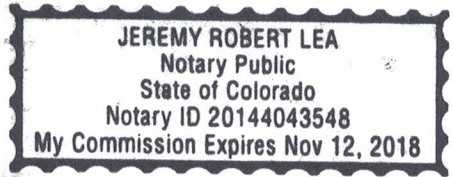
The foregoing instrument was acknowledged before me this 28th day of December, 2015, by Robert Truscott and Cosette Truscott.

Witness my hand and official seal.

[Signature]

Notary Public

My commission expires: 11/12/18



OWNERS' APPROVAL OF AMENDMENT

Pursuant to Section 9.5 to the Declaration of Sonnet Springs a Planned Community Association that was recorded on October 4, 2000 at Reception No. 200119643 of the records of El Paso County (the "Covenants") the undersigned Owners of the property described below hereby approve and agree to the

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(Maintenance and Rental Amendment)*

amending Sections 4.5, 5.7, 6.1 and 6.3 of the Covenants to clarify the allocation of maintenance responsibility, and/or allow the prohibition or restriction of leasing of Townhomes.

The original document that the undersigned have agreed to amend has been entrusted to the Sonnet Springs Owner's Association for recording purposes.

Owner(s):

Garnet E. Storez

as owner of:

Lot 37 in Sonnet Springs Filing No. 4

also known as: 5688 Sonnet [Heights] [Ridge Point]
Colorado Springs, CO 80829

_____)
_____) ss.
_____)

The foregoing instrument was acknowledged before me this 17th day of December 2015, by _____ and Garnet Storez.

Witness my hand and official seal.

Angela

Notary Public
My commission expires: 03-20-2019

ANGELA LEYANNA
NOTARY ID #20154011493
NOTARY PUBLIC
STATE OF COLORADO
My Commission expires MARCH 20, 2019

OWNERS' APPROVAL OF AMENDMENT

Pursuant to Section 9.5 to the Declaration of Sonnet Springs a Planned Community Association that was recorded on October 4, 2000 at Reception No. 200119643 of the records of El Paso County (the "Covenants") the undersigned Owners of the property described below hereby approve and agree to the

*"Amendment to
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El Paso County, Colorado
(Maintenance and Rental Amendment)*

amending Sections 4.5, 5.7, 6.1 and 6.3 of the Covenants to clarify the allocation of maintenance responsibility, and/or allow the prohibition or restriction of leasing of Townhomes.

The original document that the undersigned have agreed to amend has been entrusted to the Sonnet Springs Owner's Association for recording purposes.

Owner(s): Norm B. Van Trustee
Judith A. Larson Trustee

as owner of:

Lot 3 in Sonnet Springs Filing No. 4

also known as: 5763 Sonnet [Heights] [~~Ridge Point~~]
Colorado Springs, CO 80829

_____))
_____) ss.
_____))

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____ and _____.

Witness my hand and official seal.

Notary Public
My commission expires: _____

(Please see Attached California all purpose Acknowledgment)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of El Dorado
On 12-22-2015 before me, Carlen Sue Vincent, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Roger Bennett Upson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Carlen Sue Vincent, Notary Public
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Owners approval of Amendment
Document Date: 12-22-2015 Number of Pages: 1
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

OWNERS' APPROVAL OF AMENDMENT

Pursuant to Section 9.5 to the Declaration of Sonnet Springs a Planned Community Association that was recorded on October 4, 2000 at Reception No. 200119643 of the records of El Paso County (the "Covenants") the undersigned Owners of the property described below hereby approve and agree to the

*"Amendment to
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Sonnet Springs
El Paso County, Colorado
(Maintenance and Rental Amendment)*

amending Sections 4.5, 5.7, 6.1 and 6.3 of the Covenants to clarify the allocation of maintenance responsibility, and/or allow the prohibition or restriction of leasing of Townhomes.

The original document that the undersigned have agreed to amend has been entrusted to the Sonnet Springs Owner's Association for recording purposes.

Owner(s):

*William Matson
Carol Matson*
Carol Ingrid Matson

as owner of:

Lot 7 in Sonnet Springs Filing No. 4

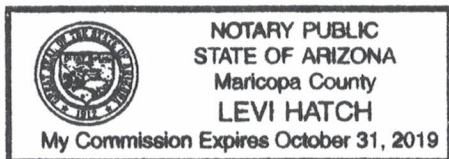
also known as: 5715 Sonnet [Heights] [Ridge Point]
Colorado Springs, CO 80829

_____))
_____) ss.
_____))

The foregoing instrument was acknowledged before me this 7 day of JANUARY, 2015, by WILLIAM MATSON and CAROL MATSON.

Witness my hand and official seal.

Levi Hatch
Notary Public
My commission expires: OCT 31 2016



OWNERS' APPROVAL OF AMENDMENT

Pursuant to Section 9.5 to the Declaration of Sonnet Springs a Planned Community Association that was recorded on October 4, 2000 at Reception No. 200119643 of the records of El Paso County (the "Covenants") the undersigned Owners of the property described below hereby approve and agree to the

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El Paso County, Colorado
(Maintenance and Rental Amendment)*

amending Sections 4.5, 5.7, 6.1 and 6.3 of the Covenants to clarify the allocation of maintenance responsibility, and/or allow the prohibition or restriction of leasing of Townhomes.

The original document that the undersigned have agreed to amend has been entrusted to the Sonnet Springs Owner's Association for recording purposes.

Owner(s):

Mickey L. Baxter-Spade
Mickey Baxter Spade

as owner of:

Lot 2 in Sonnet Springs Filing No. 4

also known as: 5775 Sonnet [Heights] [REDACTED]
Colorado Springs, CO 80829

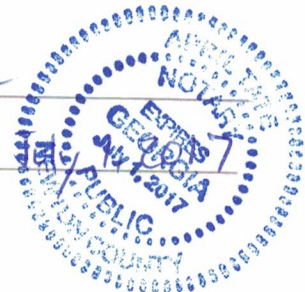
_____))
_____) ss.
_____))

The foregoing instrument was acknowledged before me this 12th day of January, 2015, by _____ and Mickey L. Baxter-Spade.

Witness my hand and official seal.

April Tate

Notary Public
My commission expires: _____



OWNERS' APPROVAL OF AMENDMENT

Pursuant to Section 9.5 to the Declaration of Sonnet Springs a Planned Community Association that was recorded on October 4, 2000 at Reception No. 200119643 of the records of El Paso County (the "Covenants") the undersigned Owners of the property described below hereby approve and agree to the

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Sonnet Springs
El Paso County, Colorado
(Maintenance and Rental Amendment)*

amending Sections 4.5, 5.7, 6.1 and 6.3 of the Covenants to clarify the allocation of maintenance responsibility, and/or allow the prohibition or restriction of leasing of Townhomes.

The original document that the undersigned have agreed to amend has been entrusted to the Sonnet Springs Owner's Association for recording purposes.

Owner(s):

Bruce H. McCaleb

Lynda L. McCaleb

as owner of:

Lot 5 in Sonnet Springs Filing No. X2

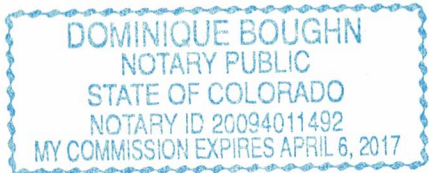
also known as: 5739 Sonnet [Heights] [~~Ridge Point~~]
Colorado Springs, CO 80829

Colorado)
El Paso County) ss.

The foregoing instrument was acknowledged before me this 6th day of November, 2015, by Bruce H. McCaleb and Lynda L. McCaleb.

Witness my hand and official seal.

Dominique Boughn
Notary Public
My commission expires: 4/6/17



OWNERS' APPROVAL OF AMENDMENT

Pursuant to Section 9.5 to the Declaration of Sonnet Springs a Planned Community Association that was recorded on October 4, 2000 at Reception No. 200119643 of the records of El Paso County (the "Covenants") the undersigned Owners of the property described below hereby approve and agree to the

*"Amendment to
the Declaration
of
Sonnet Springs
El Paso County, Colorado
(Maintenance and Rental Amendment)*

amending Sections 4.5, 5.7, 6.1 and 6.3 of the Covenants to clarify the allocation of maintenance responsibility, and/or allow the prohibition or restriction of leasing of Townhomes.

The original document that the undersigned have agreed to amend has been entrusted to the Sonnet Springs Owner's Association for recording purposes.

Owner(s):

Catherine Cerrillo

as owner of:

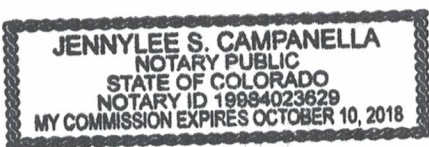
Lot 39 in Sonnet Springs Filing No. *2

also known as: .5664 Sonnet [~~Heights~~] [Ridge Point]
Colorado Springs, CO ~~80829~~ 80918

State of Colorado)
El Paso County) ss.

The foregoing instrument was acknowledged before me this 13 day of November, 2015, by Catherine Cerrillo and NA.

Witness my hand and official seal.



Jennylee S. Campanella
Notary Public
My commission expires: 10-10-18

OWNERS' APPROVAL OF AMENDMENT

Pursuant to Section 9.5 to the Declaration of Sonnet Springs a Planned Community Association that was recorded on October 4, 2000 at Reception No. 200119643 of the records of El Paso County (the "Covenants") the undersigned Owners of the property described below hereby approve and agree to the

*"Amendment to
the Declaration
of
Sonnet Springs
El Paso County, Colorado
(Maintenance and Rental Amendment)*

amending Sections 4.5, 5.7, 6.1 and 6.3 of the Covenants to clarify the allocation of maintenance responsibility, and/or allow the prohibition or restriction of leasing of Townhomes.

The original document that the undersigned have agreed to amend has been entrusted to the Sonnet Springs Owner's Association for recording purposes.

Owner(s):

*Stone Family Properties LLC
Howard B Stone MGR.
Barbara J Stone mgr.*

as owner of:

Lot 21 in Sonnet Springs Filing No. 42

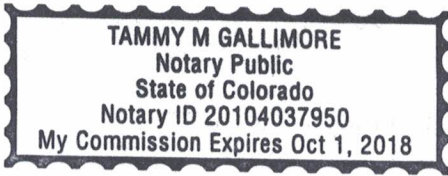
also known as: 5511 Sonnet (Heights) [Ridge Point]
Colorado Springs, CO 80829

MA)
) ss.
MA)

~~2015~~ ²⁰¹⁶ The foregoing instrument was acknowledged before me this 12th day of January
by Howard B. Stone and Barbara J. Stone.

Witness my hand and official seal.

Tammy M Gallimore
Notary Public
My commission expires: 10/01/2018



OWNERS' APPROVAL OF AMENDMENT

Pursuant to Section 9.5 to the Declaration of Sonnet Springs a Planned Community Association that was recorded on October 4, 2000 at Reception No. 2001 19643 of the records of El Paso County (the "Covenants") the undersigned Owners of the property described below hereby approve and agree to the:

Amendment to the Declaration
of Sonnet Springs
El Paso County, Colorado
(Maintenance and Rental Amendment)

amending Sections 4.5, 5.7, and 6.3 of the Covenants to clarify the allocations of maintenance responsibility, and/or allow the prohibition or restriction of leasing of Townhomes. The original document that the undersigned have agreed to amend has been entrusted to the Sonnet Springs Owners' Association for recording purposes.

| OWNER Signature | Lot # in Filing No. 2 | Known by Colorado Springs address as |
|--------------------------|-----------------------|---|
| <u>John L. Mantos</u> | <u>#4</u> | <u>5751</u> Sonnet [Heights] [Ridge Point] |
| <u>_____</u> | <u>_____</u> | <u>5</u> Sonnet [Heights] [Ridge Point] |
| <u>x M of Beham</u> | <u>22</u> | <u>5512</u> Sonnet [Heights] [Ridge Point] |
| <u>Ruth Beham</u> | <u>_____</u> | <u>_____</u> Sonnet [Heights] [Ridge Point] |
| <u>x John H. Bunch</u> | <u>47</u> | <u>5644</u> Sonnet [Heights] [Ridge Point] |
| <u>Danna J Bunch</u> | <u>_____</u> | <u>_____</u> Sonnet [Heights] [Ridge Point] |
| <u>_____</u> | <u>_____</u> | <u>_____</u> Sonnet [Heights] [Ridge Point] |
| <u>Lee H [Signature]</u> | <u>12</u> | <u>5655</u> Sonnet [Heights] [Ridge Point] |
| <u>_____</u> | <u>_____</u> | <u>_____</u> Sonnet [Heights] [Ridge Point] |
| <u>_____</u> | <u>_____</u> | <u>_____</u> Sonnet [Heights] [Ridge Point] |
| <u>_____</u> | <u>_____</u> | <u>_____</u> Sonnet [Heights] [Ridge Point] |
| <u>_____</u> | <u>_____</u> | <u>_____</u> Sonnet [Heights] [Ridge Point] |

The foregoing instrument was signed and acknowledged before me this 14 day of January, ~~2015~~ 2016, by the owners of the addresses shown above, who are personally known to me.

Signed Tinko Piper

OWNERS' APPROVAL OF AMENDMENT

Pursuant to Section 9.5 to the Declaration of Sonnet Springs a Planned Community Association that was recorded on October 4, 2000 at Reception No. 2001 19643 of the records of El Paso County (the "Covenants") the undersigned Owners of the property described below hereby approve and agree to the:

Amendment to the Declaration
of Sonnet Springs
El Paso County, Colorado
(Maintenance and Rental Amendment)

amending Sections 4.5, 5.7, and 6.3 of the Covenants to clarify the allocations of maintenance responsibility, and/or allow the prohibition or restriction of leasing of Townhomes. The original document that the undersigned have agreed to amend has been entrusted to the Sonnet Springs Owners' Association for recording purposes.

| OWNER Signature | Lot # in Filing No. 2 | Known by Colorado Springs address as |
|----------------------------|--------------------------|---|
| <u>Nanci L. Nichol</u> | _____ | <u>5584</u> Sonnet [Heights] [Ridge Point] |
| <u>Marcia J. Balyeat</u> | _____ | <u>5559</u> Sonnet [Heights] [Ridge Point] |
| <u>John Balyeat</u> | _____ | <u>5559</u> Sonnet [Heights] [Ridge Point] |
| <u>James C. Kriston</u> | _____ | <u>5691</u> Sonnet [Heights] [Ridge Point] |
| <u>Patricia J. Kriston</u> | _____ | <u>5691</u> Sonnet [Heights] [Ridge Point] |
| <u>Wanda Jean Hayes</u> | _____ | <u>5607</u> Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |

The foregoing instrument was signed and acknowledged before me this 9th day of January ~~2015~~, by the owners of the addresses shown above, who are personally known to me.

2016
Signed [Signature]
5571 Sonnet Hts

OWNERS' APPROVAL OF AMENDMENT

Pursuant to Section 9.5 to the Declaration of Sonnet Springs a Planned Community Association that was recorded on October 4, 2000 at Reception No. 2001 19643 of the records of El Paso County (the "Covenants") the undersigned Owners of the property described below hereby approve and agree to the:

Amendment to the Declaration
of Sonnet Springs
El Paso County, Colorado
(Maintenance and Rental Amendment)

amending Sections 4.5, 5.7, and 6.3 of the Covenants to clarify the allocations of maintenance responsibility, and/or allow the prohibition or restriction of leasing of Townhomes. The original document that the undersigned have agreed to amend has been entrusted to the Sonnet Springs Owners' Association for recording purposes.

OWNER Signature

Lot # in
Filing No. 2

Known by Colorado Springs address as

Raymond A. Bolduc, Jr 23
Susan A. Bolduc, Jr 23

5524 Sonnet [Heights] [~~Ridge Point~~]

5524 Sonnet [Heights] [~~Ridge Point~~]

_____ Sonnet [Heights] [Ridge Point]

_____ Sonnet [Heights] [Ridge Point]

_____ Sonnet [Heights] [Ridge Point]

_____ Sonnet [Heights] [Ridge Point]

_____ Sonnet [Heights] [Ridge Point]

_____ Sonnet [Heights] [Ridge Point]

_____ Sonnet [Heights] [Ridge Point]

_____ Sonnet [Heights] [Ridge Point]

_____ Sonnet [Heights] [Ridge Point]

_____ Sonnet [Heights] [Ridge Point]

_____ Sonnet [Heights] [Ridge Point]

The foregoing instrument was signed and acknowledged before me this 7th day of January, ~~2015~~ 2016, by the owners of the addresses shown above, who are personally known to me.

Signed C. Lynn Miller

OWNERS' APPROVAL OF AMENDMENT

Pursuant to Section 9.5 to the Declaration of Sonnet Springs a Planned Community Association that was recorded on October 4, 2000 at Reception No. 2001 19643 of the records of El Paso County (the "Covenants") the undersigned Owners of the property described below hereby approve and agree to the:

Amendment to the Declaration
of Sonnet Springs
El Paso County, Colorado
(Maintenance and Rental Amendment)

amending Sections 4.5, 5.7, and 6.3 of the Covenants to clarify the allocations of maintenance responsibility, and/or allow the prohibition or restriction of leasing of Townhomes. The original document that the undersigned have agreed to amend has been entrusted to the Sonnet Springs Owners' Association for recording purposes.

OWNER Signature

Lot # in
Filing No. 2

Known by Colorado Springs address as

| | | | |
|--|--|------|--------------------------------|
| * Michelle & Armstrong David & Jill | | 5623 | Sonnet [Heights] [Ridge Point] |
| | | 5623 | Sonnet [Heights] [Ridge Point] |
| | | | Sonnet [Heights] [Ridge Point] |
| | | | Sonnet [Heights] [Ridge Point] |
| | | | Sonnet [Heights] [Ridge Point] |
| | | | Sonnet [Heights] [Ridge Point] |
| | | | Sonnet [Heights] [Ridge Point] |
| | | | Sonnet [Heights] [Ridge Point] |
| | | | Sonnet [Heights] [Ridge Point] |
| | | | Sonnet [Heights] [Ridge Point] |
| | | | Sonnet [Heights] [Ridge Point] |
| | | | Sonnet [Heights] [Ridge Point] |

The foregoing instrument was signed and acknowledged before me this 9th day of January 2015, by the owners of the addresses shown above, who are personally known to me.

Signed ¹⁶ Lawrence M. Kordulick

OWNERS' APPROVAL OF AMENDMENT

Pursuant to Section 9.5 to the Declaration of Sonnet Springs a Planned Community Association that was recorded on October 4, 2000 at Reception No. 2001 19643 of the records of El Paso County (the "Covenants") the undersigned Owners of the property described below hereby approve and agree to the:

Amendment to the Declaration
of Sonnet Springs
El Paso County, Colorado
(Maintenance and Rental Amendment)

amending Sections 4.5, 5.7, and 6.3 of the Covenants to clarify the allocations of maintenance responsibility, and/or allow the prohibition or restriction of leasing of Townhomes. The original document that the undersigned have agreed to amend has been entrusted to the Sonnet Springs Owners' Association for recording purposes.

| OWNER Signature | Lot # in Filing No. 2 | Known by Colorado Springs address as |
|--------------------------|-----------------------|--|
| <u>Randall E. Graham</u> | <u>35</u> | <u>5679</u> Sonnet [Heights] [Ridge Point] |
| <u>Deirdre A. Brown</u> | <u>34</u> | <u>5671</u> Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |
| _____ | _____ | _____ Sonnet [Heights] [Ridge Point] |

The foregoing instrument was signed and acknowledged before me this 12 day of January 2016 2015, by the owners of the addresses shown above, who are personally known to me.

Signed Margaret Sweet