

**SECOND LIMITED AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEAR
CREEK AT ESTES SUBDIVISION (A SMALL COMMON INTEREST PLANNED
COMMUNITY)**

THIS AMENDMENT is made this 3RD day of AUGUST, 2021.

RECITALS

A. Bear Creek at Estes HOA Inc., a Colorado nonprofit corporation ("Association"), recorded a certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bear Creek at Estes Subdivision (a Small Common Interest Planned Community), in the real property records of the County of Jefferson, State of Colorado, at Reception No. 2016022534, on March 10, 2016 (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 Bear Creek at Estes Subdivision (a Small Common Interest Planned Community) (the "Amendment") in Article XII, Section 13.03(a), which allows for amendment to the Declaration with at least 67% of the Members approval or written consent.

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

E. The purpose of this Amendment is to modify and amend the fencing requirements in the community.

F. The undersigned, being the President and Secretary of the Association, hereby certify that 67% of the Owners have approved or provided written consent to this Amendment. Alternatively, the Association has obtained approval for this proposed Amendment pursuant to the terms and conditions of the Colorado Common Interest Ownership Act.

NOW THEREFORE,

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

(a) Repeal and Replacement. Article XI, Section 11.16 is hereby repealed in its entirety and replaced with the following:

Section 11.16 Fencing, Future Gated Community Gate and Landscape Common Improvements.

Open fencing is allowed between Lots as the same may be approved by the Architectural Control Committee or further described in the Design Guidelines. In addition, a six foot privacy fence may be installed along Lots 1, Tract A and Lot 6 bordering Rampart Station. This Rampart Station privacy fence located running along Tract A and any future decorative fence running along South Estes Street (together with a future anticipated privacy access gate with key code or other restricted access to the Private Street from South Estes Street) shall be Common Improvements, the cost of which shall be borne equally by the Lots in accordance with the Allocated Interests. It is also contemplated that the portions of Lots 1 and 2 and the portion running along South Estes Street will be landscaped as a part of the Gateway Easement Common Improvements, the cost of which shall be borne equally by the Lots in accordance with the Allocated Interests. Once constructed, these Common Improvements shall be maintained by the Association for the benefit of all Owners. Any additional privacy fencing located between the Lots or other portions of the Lots may be constructed only within the prior written approval of the Architectural Control 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.

BEAR CREEK AT ESTES HOA, INC., a Colorado nonprofit corporation

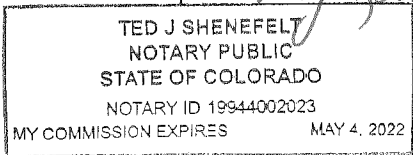
By: John Kurowski
President

By: [Signature]
Secretary

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

The foregoing was acknowledged before me this 5th day of AUGUST, 2021, by JOHN KUROWSKI, President of Bear Creek at Estes HOA, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: May 4, 2022



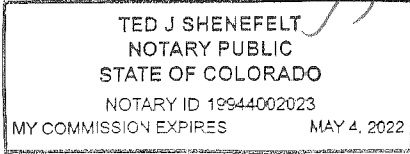
Ted J. Shenefelt
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

The foregoing was acknowledged before me this 3RD day of AUGUST, 2021, by GREGG HARTMAN, Secretary of Bear Creek at Estes HOA, Inc. a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: May 4, 2022



Ted J. Shenefelt
Notary Public

AFTER RECORDING RETURN TO:
Altitude Community Law P.C.
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Lakewood, CO 80228