

AMENDMENT OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WOODRIDGE TERRACE TOWNHOMES

Recitals:

1. The Declaration of Covenants, Conditions, and Restrictions for Woodridge Terrace Townhomes ("Declaration") was recorded April 14, 1983 at Reception Number 2266848 Book 3838 at Page 63 et. seq. in the offices of the Clerk and Recorder in Arapahoe County, Colorado.
2. Woodridge Terrace Homeowners Association, Inc. ("Association") is a Colorado nonprofit corporation and an association of unit owners as defined by Colorado Statute. The Association was created to administer the planned community generally known as Woodridge Terrace ("Community").
3. Article XX of the Declaration allows the terms of the document to be amended upon the approval of 67 percent the Lot Owners 67 percent of the holders of recorded first mortgages or first deeds of trust.
4. Procurement of property insurance as required in Article XII of the Declaration has changed substantially since 1983; standard deductible clauses for policies of property insurance for communities similar to the Woodridge Terrace Townhomes contain wind and hail deductible clauses of between 2 and 5 percent of the face amount of the policy.
5. It is the intent of the Unit Owners with the consent of the holders of recorded mortgages or deeds of trust to amend portions of Article XII of the Declaration.
6. Currently the first paragraph of Section 12.12 of the Declaration provides that no insurance policy applicable to either fire or extended coverage shall contain a deductible clause which exceeds the greater of \$500.00 or 1 percent of the face amount of the policy.
7. Although there is currently a limited market to re-insure the deductible down to 1 percent of the face amount of the property policy, those policies are extremely expensive and it can be difficult to qualify for such re-insurance policies.
8. At least 67 percent of the Condominium Owners and at least 67 percent of the holders of first mortgages or first deeds of trust approve the following amendment of the first paragraph of Section 12.12 of the Declaration to allow the Board of Directors to secure insurance policies with such deductible clauses as the Board determines prudent provided the Board exercises business judgment with regard to the deductible clause based on the circumstances at the time the insurance policy is renewed or purchased.

COVENANTS DO 801123858
CENTENNIAL, CO 801123858
Arapahoe County Clerk, CO
Joan Lopez, Clerk & Recorder

THEREFORE, Article XII of the Declaration is amended as follows:

12.12 Deductible: the first paragraph of Section 12.12 of the Declaration shall be deleted

No insurance policy applicable to either fire or extended coverage shall contain a deductible clause which exceeds the greater of:

- a). \$500.00
- b). One percent (1%) of the face amount of the policy.

and replaced with the following two paragraphs:

Policies of insurance of which the Association or its designee is the beneficiary may include a deductible clause in an amount determined reasonable by the Board of Directors exercising business judgment based on the circumstances relevant to the policy, the coverage, the costs of the premium, and the ability of the Association or the Unit Owners to insure the deductible.

The Association, through its Board of Directors shall provide notice to the Unit Owners of any change in deductible property insurance at least 30 days before the change becomes effective.

It is the intent of the Owners and the Lenders of at least sixty-seven percent of the Condominium Units within the Community that the amended Sections of the Declaration control the insurance provisions applicable to the property within the Community; in the event another provision in the Declaration is contrary to this intent, the terms of this Amendment shall control.

The signature below certifies that this amendment has been approved by the Unit Owner, and pursuant to Colorado Revised Statute 38-33.3-217 the holder of recorded first mortgages or first deeds of trust have approved the amendment.

Dated: MAY 26, ²⁰²⁰~~2019~~,

By: Aime Michelung, Pres.

Unit Address: 1419 E. Nichols Cir.