



Clarification for Declaration of Protective Covenants for Highland Acres Subdivision

Since the Declaration of Protective Covenants for Highland Acres Subdivision recorded on April 11, 1956 at Reception No. 996886, and (2) the Modification of Declaration of Protective Covenants recorded on March 26, 1962 at Reception No. 228692 (collectively, the "Original Covenants") only addressed Highland Acres Block 2 Lots 1-3, and did not apply to Highland Acres Block 1 Lots and;

The 2018 vote to amend the Original Covenants with a new set of Covenants was approved by a majority of the Highland Acres Block 2 owners, but was not approved by a majority of the Highland Acres Block 1 owners:

Therefore the Original Covenants were amended and the new Covenants recorded, still covering only Block 2 Lots. **Block 1 Lots remain with no Covenants.**

The affected Highland Acres Subdivision addresses and Lots subject to the amended covenants are:

| Property Address | Legal Description |
|-------------------|--|
| 2725 Holiday Ln | ALL REPLAT OF A PORTION OF LOT 1 BLK 2 HIGHLAND ACRES SUB COLO SPGS |
| 2750 N Chelton Rd | NELY 180 FT OF THAT PART OF LOT 1 BLK 2 HIGHLAND ACRES DES AS FOLS, BEG AT MOST NLY COR OF SD LOT, TH SWLY ALG NWLY LN THEREOF 300 FT TO MOST WLY COR OF SD LOT, SELY ALG SWLY LN OF SD LOT 158.4 FT, NELY TO PT ON NELY LN OF SD LOT THAT IS 140 FT FROM POB |
| 2720 N Chelton Rd | NWLY 13.4 FT OF LOT 2, PART OF LOT 1 AS FOLS, BEG AT A PT ON NELY LN OF LOT 1 THAT IS 140 FT SELY FROM MOST NLY COR OF SD LOT, TH SWLY TO A PT ON SWLY LN OF SD LOT THAT IS 158.4 FT NWLY FROM MOST SLY COR OF SD LOT, SELY ALG SWLY LN OF SD LOT 158.4 FT, NELY PARA TO NWLY LN OF LOT 1 TO NELY LN OF LOT 1, TH NWLY ALG SD NELY LN 111.6 FT TO POB BLK 2 HIGHLAND ACRES |
| 2714 N Chelton Rd | LOT 2 EX NWLY 13.4 FT BLK 2 HIGHLAND ACRES |
| 2710 N Chelton Rd | LOT 3 BLK 2 HIGHLAND ACRES |
| 2700 N Chelton Rd | NELY 180.0 FT OF LOT 4 BLK 2 HIGHLAND ACRES |
| Centre Ln | SWLY 120.0 FT OF LOT 4 BLK 2 HIGHLAND ACRES, TOG WITH THAT PORT OF CUL-DE-SAC LY WLY OF WLY R/W LN OF CENTRE LN ADJ TO SD LOT 4 BY VAC ORD BY BK 2019-391 |

I certify that the information above, to the best of my knowledge, is accurate and complete.

Sanford Gallof
 Secretary, Country Club Homeowners Association

23 Jan 2020
 Date

SUBSCRIBED AND SWORN BEFORE ME THIS
23rd DAY OF January, 2020

 NOTARY - EL PASO COUNTY - COLORADO
 MY COMMISSION EXPIRES 4-15-2023

