

**FIFTH AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS
FOR
GREENWOOD SOUTH**

This Fifth Amendment to the Declaration of Protective Covenants for Greenwood South (the “Fifth Amendment”) is made and entered into this _____ day of _____, 2021 (the “Effective Date”) by the undersigned, as Board Members of the Greenwood South Homeowners Association (the “Association”) as the Property Owners Association under that certain Declaration of Protective Covenants Greenwood South dated April 25, 1975, and recorded at Reception No. 1480379 of the records of Arapahoe County, Colorado, and amended by that certain Amendment to Declaration of Protective Covenants Greenwood South dated Dec 1977, and recorded at Reception 1689698 of the records of Arapahoe County, Colorado, the Second Amendment to Declaration of Protective Covenants Greenwood South dated August 20, 2001, and recorded at Reception B1138948 of the records of Arapahoe County, Colorado, the Third Amendment to the Declaration of Protective Covenants Greenwood South dated August 16, 2005, and recorded at Reception B5121810 of the records of Arapahoe County, and the Fourth Amendment to the Declaration of Protective Covenants Greenwood South dated November 22, 2006, and recorded at Reception B6165724 of Arapahoe County (collectively, the “Declaration”).

RECITALS

WHEREAS, the Greenwood South Subdivision as described in the following real property, located in the county of Arapahoe and State of Colorado (the “Property”):

Greenwood South, being a part of the N.W. ¼ of the N.E. ¼ of Sec. 20, T. 5S., R. 67 W. of the 6th P.M;

WHEREAS, the Association has determined it is in the best interest of the community to amend the Declaration as further described below; and

WHEREAS, this Fifth Amendment has been approved by the majority of owners of record of the Greenwood South subdivision as required by Section 14(b) of the Declaration.

NOW THEREFORE, pursuant to the rights accorded to it under Section 14(b) of the Declaration, the Association hereby amends the Declaration as to the Property as follows:

FIFTH AMENDMENT

Section 8 – From and after the Effective Date, a new Section 8(f) is hereby added to the Declaration as follows:

“f. No rental property located within the boundary of Greenwood South shall be permitted to store more than two (2) motorized vehicles on the street, more than (2) motorized vehicles in a garage of a rental property, or more than two (2) motorized vehicles in a driveway of a rental property. Furthermore, subject to the foregoing, no rental property located within the boundary of Greenwood South shall store any motorized vehicle which is not owned by the tenant of record. Notwithstanding the restrictions in this Section 8(f), this Section 8(f) shall not limit or restrict Section 8(e) above.”

[signature page follows]

IN WITNESS WHEREOF, the Association has executed this Fifth Amendment as of the date and year first written above and do hereby publish and declare that the owners and grantees of record, through a majority vote, state that the Greenwood South subdivision as described in the above real property, is subject to the above and all other existing covenants, conditions and restrictions of record.

By: _____

By: _____

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by _____ as Board Members of Greenwood South Homeowners Association.

Witness my hand and official seal.

Notary Public

My commission expires: _____