

**MODIFICATION OF THE PROTECTIVE COVENANTS OF SAN JUAN VISTA
SUBDIVISION, FILING NO. 1, SAN MIGUEL COUNTY, COLORADO**

WHEREAS, the property constituting the San Juan Vista Subdivision, Filing No. 1, San Miguel County, Colorado, as the same is shown on the plat of record in the Office of the San Miguel County Clerk and Recorder, Reception No. 188592, is subject to certain Protective Covenants which are recorded in Book 349 at Pages 695 – 699, and as modified by instrument recorded in Book 354 at Pages 339 – 340, and as further modified by instrument recorded at Reception No. 293141, and as further modified by instrument recorded at Reception No. 351926, and as further modified by instrument recorded at Reception No. 391578, and as further modified by instrument recorded at Reception No. 405462, all in the Office of the San Miguel County Clerk and Recorder (the “Protective Covenants”); and,

WHEREAS, the Protective Covenants provide for a process for modifying, altering and repealing the Protective Covenants, upon the approval of a majority of all lot owners, as set out in Paragraph 13 therein and upon the certification of the Association as to compliance with said Paragraph 13; and,

WHEREAS, the San Juan Vista Landowners Association, Inc., by and through its Board of Directors, hereby certifies that, by action authorized by its Articles of Incorporation or Bylaws, it has complied with the provisions for modification of the Protective Covenants.

NOW, THEREFORE, pursuant to the power vested in the said owners of a majority of all lots within the subject property, those owners modify Paragraph 4 of the Protective Covenants to read, in its entirety, as follows:

4. *No temporary house, modular home, mobile home, mobile recreational shelter (including, but not limited to, a motor home, camper, camping trailer), tent (used either for shelter or storage), or mobile storage unit (eg., a large metal storage container) shall be erected or placed upon any lot, except:*
 - A. *That a mobile recreational shelter, or tent may be temporarily placed upon an undeveloped or developed lot between April 15 and Nov 1 for no more than thirty (30) consecutive days, not more than two times in a calendar year, with a minimum of 14 days between occasions;*
 - B. *That a mobile recreational shelter, or mobile storage unit may be stored on a developed lot, defined herein as a lot with a San Miguel County permitted residential structure, beyond the dates as provided in sub-paragraph A above, provided that:*
 1. *Said mobile recreational shelter or mobile storage unit may not be utilized for human occupation; and,*
 2. *Said mobile recreational shelter or mobile storage unit shall not be visible at any time of year from San Juan Vista roads and is not visible to adjacent lots, by use of geography, natural vegetation, or architectural screening, or by placement of said mobile recreational shelter or mobile storage unit within an attached or detached*

fully enclosed structure erected in compliance with San Miguel County regulations. "Visibility" of a mobile recreational shelter or mobile storage unit shall be determined by the Board in its reasonable discretion. No temporary or permanent shed roof, tarp or similar covering may be installed over, or attached to, any of the said mobile recreational shelters or mobile storage units at any time;

C. That a mobile recreational shelter, tent, or mobile storage unit may be parked/placed on an undeveloped lot for a period not to exceed twelve (12) months during the construction of a San Miguel County permitted residential structure. This time period may be extended subject to Association Board approval.

Done this 25th day of January, 2019.

San Juan Vista Landowners Association, Inc.

By: Brian K. Rogers
Brian K. Rogers, President

STATE OF COLORADO)
) ss.
COUNTY OF San Miguel)

The foregoing document was acknowledged before me this 25 day of January, 2019, by Brian K Rogers as President of San Juan Vista Landowners Association, Inc.

Witness my hand and official seal.

My commission expires: June 18, 2022

(S E A L)

Suella L Steger
Notary Public

