

**NOTICE OF AMENDMENT  
OF  
DECLARATION OF PROTECTIVE COVENANTS**

**SKYLAND INITIAL FILING**

**August 21, 1996**

*Skyland Community Association  
350 Country Club Drive Suite 112A  
Crested Butte, CO 81224*

**WHEREAS**, the Declaration of Protective Covenants Skyland Initial Filing was recorded in Book 574 at Page 141 of the Gunnison County records ("Covenants"); and

**WHEREAS**, Article X, paragraph 3, of the Covenants provides as follows:

3. Amendment The conditions, restrictions, stipulations, agreements, and covenants herein contained, as well as the recorded plat of SKYLAND, INITIAL FILING, and any supplemental plats as specified in Article II hereof, shall not be waived, abandoned, terminated or amended except by an instrument setting forth the written consent of the then Owners of seventy-five percent of the lots and tracts within the subdivision, which instrument shall be duly executed, acknowledged and recorded in Gunnison County, Colorado.

**WHEREAS**, Skyland Community Association, the property owner's association established by the Covenants, has received written consent of the owners' of seventy-five percent of the lots and tracts within the subdivision to amend the Covenants as hereinafter set forth; and

**WHEREAS**, such consents are on file at the office of Skyland Community Association, 350 County Club Drive, Crested Butte, CO 81224;

**NOW, THEREFORE**, please take notice, that the following amendments to the Covenants have been duly adopted and are now effective:

1. Paragraph 5 of Article VII of the Covenants has been amended to read as follows:

5. Signs No signs, including without limitation advertising signs, "for sale" signs, or billboards shall be erected or permitted on any lot or tract in SKYLAND, INITIAL FILING, except, upon approval by the Design Review Committee, for the following:

a. Wood framed, lighted or unlighted identification signs mounted on a wood or rock base, having the following characteristics:

(1) On Multi-family, Employee Housing, Clubhouse and River Tracts, no more than 16 square foot of sign area and no more than 7 feet in height containing only the project name and/or address;

(2) On Single Family and Duplex Lots, no more than 4 square feet of sign area and no more than 4 feet in height containing only the project or inhabitants' name(s) and/or address;

(3) On Commercial Tracts, as approved by the Design Review Committee considering the type, size and location of the project.

b. "OPEN HOUSE" signs will be allowed within the following requirements:

- (1) Can be present only on Tuesday, Friday and Sunday;
- (2) Can be present only between 8:00 A.M. and 5:00 P.M.;
- (3) The open house must be occupied by a Realtor at all times;
- (4) Must be advertised, if for the general public;
- (5) Sign can be no larger than 4 square feet.

2. Paragraph 18 of Article VII of the Covenants has been amended to read as follows:

18. Exterior Antennae. No exterior antennae or satellite dishes shall be allowed except those which meet the following requirements:

- a. Shall be fixed and maximum diameter of 19 inches;
- b. Color shall blend with building color; and
- c. Location shall be approved by the Design Review Committee.

Signed this 21 day of August, 1935.

Skyland Community Association, a Colorado non-profit corporation

(S E A L)

By:

President

**Attest:**

**Secretary**

[illegible]

188.

COUNTY OF GUNNISON

The foregoing Notice of Amendments was acknowledged before me this 21 day of August, 1996 by Robert Gilburt as President and in Gilburt as Secretary of Skyland Community Association, a Colorado non-profit corporation.

Witness my hand and official seal.

**My completion expires:**

8-1-98

**Notary Public**

