

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR FORREST ESTATES SUBDIVISION  
GRAND JUNCTION, COLORADO**

This Amendment to the Declaration of Covenants, Conditions and Restrictions ("Declaration") for Forrest Estates Subdivision, dated August 26, 2004 and recorded on Book 3725, Pages 403-418, Reception Number 2210315 with the Mesa County Clerk and Recorder's office shall become effective upon the recordation hereof and is being made pursuant to the vote and agreement of the homeowners of Forrest Estates Subdivision HOA pursuant to Colorado Revised Statute 38-33.3-217.

Article VII, 6

Architectural Control, Building and Use Reconciliation.

Section 6: All residences shall be constructed so as to provide sufficient off-street parking to accommodate not less than four automobiles, inclusive of garage and driveway. The driveways shall be composed of asphalt, concrete or other dust free surface. Dirt driveways are expressly prohibited.

No trucks or unlicensed vehicles shall be parked on any Lot except while engaged in transport. For the purposes of the paragraph, a  $\frac{3}{4}$  ton or smaller vehicle, commonly known as a pickup truck shall be allowable. No trailers of any kind, recreational vehicles, campers, boats, snowmobiles, jet skis, 4-wheelers or motor homes, shall be parked on or about any Lot or street in Forrest Estates Subdivision, unless parked inside a garage or out of plain sight from any street or streets adjoining the Lot, behind a privacy fence or at the back of a Lot. An exception shall be made to provide temporarily for outside companies or businesses to perform repairs, maintenance, construction, lawn or yard care within the subdivision during daytime hours only. Trailers and vehicles being used for the purpose of moving household goods are allowed for a period not to exceed 48 hours. No major vehicle repairs shall be conducted upon any Lot, Common Area or street in Forrest Estates, except within enclosed garages. "Major vehicle repairs" shall include, without limitation those which render the vehicle inoperable for more than a 24 hour period.

Except as hereinabove provided, no abandoned or inoperable automobiles or vehicles of any kind shall be stored or parked on or within the property. An abandoned or inoperable vehicle shall be defined as any automobile, truck, boat, trailer, camper, house trailer, self-contained motorized recreational vehicle, or other similar vehicle, which has not been driven under its own propulsion for a period of two (2) weeks or longer, or which does not have an operable propulsion system installed therein; provided, however, that otherwise permitted vehicles parked by Owners while on vacation or during a period of illness, shall not constitute abandoned or inoperable vehicle, then a written notice describing said vehicle shall be personally delivered to the Owner thereof (if such owner can reasonably be ascertained), or shall be conspicuously placed upon the vehicle (if the other thereof cannot be reasonably ascertained),

and if the abandoned or inoperable vehicle is not moved within 72 hours, thereafter, the Association shall have the right to remove the vehicle at the sole expense of the Owner thereof.

All recreational vehicles, including motorhomes, trailers, campers, boats, snowmobiles, motorcycles, or other recreational vehicles of any kind that are stored on any Lot shall be kept behind the principal building front setback line, provided such stored recreational vehicles do not bar access to adjoining Owners roof eaves, water drainage and building maintenance. The Architectural Control committee shall have the authority to require any Owner to install screening approved by the Committee to shield the stored vehicles from public view or the view of the other owners.

The foregoing restrictions shall not be deemed to prevent washing and polishing of any motor vehicle, boat, recreational trailer, trailer specifically designed for and built for camping, motor driven cycle, motorhome together with those activities normally incident and necessary to general maintenance, washing and polishing or preparation for use for a period not exceeding 48 hours.

Dated: 11-18-14

Forrest Estates Subdivision Homeowners  
Association

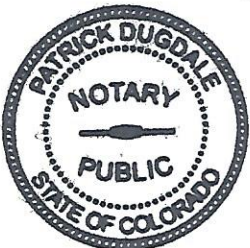
By: Roger Graham  
Roger Graham, President

STATE OF COLORADO     )  
  ) ss,  
COUNTY OF MESA         )

Subscribed and sworn to before me this 18 day of November 2014,  
by Roger Graham, the affiant.

WITNESS my hand and official seal.

My commission expires: 08/24/2015



Patrick Dugdale  
Notary Public