

DECLARATION FOR FILING OF RECORD
A Majority of 143 Lot Owners' Decision to
Amend the Covenants for Surrey Ridge to Allow for
The Selection of Surrey Ridge Architectural Control Committee (SRACC)
Members by Election
FOR
Filings 1 and 2 and Units 3 and 4 of SURREY RIDGE
A subdivision of a portion of
Section 27, Township 6 South, Range 67 West, in Douglas County, State of Colorado

The reason for this declaration is as follows:

The removal of the members of the SRACC, along with their powers and duties, was accomplished by petition filed April 8, 2013 of a majority of the community until such time as the pertinent covenants would be amended to allow for an election process to replace the members and, thus, the SRACC.

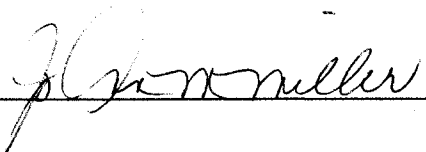
This Declaration amends Articles 15 and 16 of the Surrey Ridge Covenants, Filings 1 and 2 and Units 3 and 4 to state:

15. **Architectural Control Committee (ACC):** The initial ACC membership will be elected by the Surrey Ridge lot owners present or by proxy at a special meeting. Three members will be elected by a majority of the votes cast. These initial members will serve staggered terms of office, with one member serving one year, another two years and another three years. On an ongoing basis, each member will serve a term of three years with one member being replaced by election every year at the annual meeting. The maximum consecutive years in office will be six years. If a member of the ACC resigns or otherwise leaves office, that member will be replaced, for the duration of the departing member's term, by the candidate who received the next highest number of votes in the previous election. Elections will be held concurrently with the annual meeting of the Surrey Ridge Association.

Only current landowners of Surrey Ridge can be members of the ACC. The members of the ACC will not be entitled to any compensation for services performed pursuant to this covenant. At any time the then record owners of a majority of the lots shall have the authority through a duly recorded petition filed, on the Surrey Ridge Subdivision, with the Douglas County Clerk and Recorder to change the membership of the committee or to withdraw from the committee or to restore to it any of the powers and duties.

16. **Procedures:** The ACC will receive in writing all ACC application, along with supporting documentation. The ACC will be responsible for reviewing and approving, in writing, all new building or exterior modification plans in Surrey Ridge for buildings, as well as all fences, as described in Article 3 of these covenants. All applications must be approved by a majority of the ACC members. All actions of the ACC will be published and readily available to be read by all of the lot owners. In the event that the ACC fails to request additional information or approve or disapprove a written application within thirty days after receipt by the ACC, the plans will be considered approved. In the event of an impasse between the ACC and the applicant, the applicant has the right to petition the community. If the applicant is able to obtain the signatures of a majority of lot owners within 60 days of the decision, the ACC decision will be overturned.

JoAnn M. Miller, individually and as a member of the committee to
Draft amendments to the Surrey Ridge Covenants, articles 15 and 16;
Signature pages of members accompany this declaration.



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1 OF 12, Rec Fee \$66.00
Douglas County CO Jack Arrowsmith,
Clerk & Recorder