

EXHIBIT "A"

AMENDMENT TO DECLARATION OF COVENANTS OF BOYD LAKE SHORES, FIRST FILING

The Declaration of Covenants of Boyd Lake Shores, First Filing, Larimer County, Colorado originally recorded at Book 8, Page 111 of the records of the Clerk and Recorder of Larimer County, Colorado as previously amended by the Amended Declaration of Covenants recorded at Reception No. 2002040630 of said records is hereby amended, by amending Section 3.16 thereof to read as follows:

3.16 Restrictions on Leasing Residences. An owner may lease his residence subject to the following restrictions:

- a. Any lease of a residence in a residence within Boyd Lake Shores which is for a term of 365 consecutive days or longer shall be considered a "long-term lease." Any long-term lease agreement shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration, and the Bylaws of the Association, and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Any such lease shall not relieve the Owner from liability to the Association for the terms and conditions imposed by this Declaration. All long-term leases and the operation and management of the affected property shall at all times comply with applicable codes and regulations of Larimer County, Colorado and all other applicable authorities. All long-term leases shall specifically prohibit subleasing the affected property.
- b. Anything elsewhere in these covenants notwithstanding, any lease for less than a term of one-year shall be considered a short-term rental. Short term rentals are prohibited, except that any short-term rental in place or agreed to as of February 15, 2024 which rental does not extend beyond March 31, 2024 is permitted, if said rental otherwise complies with all applicable codes and regulations of Larimer County, Colorado and all other applicable authorities.

RESOLUTION

Be it resolved that the Declaration of Covenants for Boyd Lake Shores, First Filing, Larimer County, Colorado be and is hereby amended as set forth on Exhibit "A" which is incorporated herein by reference.

We hereby certify that the foregoing Resolution was adopted by a vote of the Owners of Boyd Lake Shores, First Filing, Larimer County, Colorado at the annual meeting of the Boyd Lake Home Owner's Association held on February 15, 2024.



Jerry Kelly, President

ATTEST:



Jason Craig, Secretary