

00
23

**SECOND AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF
WEST LINE VILLAGE**

1-3

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WEST LINE VILLAGE (this "Amendment") is made as of this 10th day of May 2022 by Sheridan Station Transit Village LLC, a Colorado limited liability company (the "**Declarant**") and Sheridan Station West Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (the "**District**").

RECITALS

A. The Declarant previously executed that certain Declaration of Covenants, Conditions and Restrictions of West Line Village, recorded in the official records of Jefferson County, Colorado on September 29, 2017 at Reception No. 2017100573, which was amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions of West Line Village (the "First Amendment"), recorded in the official records of Jefferson County, Colorado on June 12, 2018 at Reception No. 2018052987 (collectively, the "Declaration").

B. The Declarant is the owner of property that is presently subject to the Declaration.

C. Certain of the Lots contain locked utility closets adjacent to the habitable structure on such Lots (the "Utility Closets"), which Utility Closets are part of the District Water Infrastructure and which contain equipment that is part of the District Water Infrastructure. Specifically, the Utility Closets are located adjacent to certain end-unit residences. The Declaration should have referred to the Utility Closets and the District has alerted the Declarant to this technical error and has requested that the Declarant correct the error.

D. The Declarant has agreed that the technical error should be corrected in order to avoid future misunderstanding. Pursuant to Section 12.4.3 of the Declaration, the Declarant has the right to amend the Declaration without the consent or approval of any other Person, in order to correct clerical, typographical or technical errors.

AMENDMENT TO DECLARATION

NOW, THEREFORE, in consideration of the foregoing, the District and the Declarant hereby adopt and declare the following amendment to the Declaration:

1. Access Easement. Section 6.1 is hereby amended by adding the following sentence after the first sentence of Section 6.1:

Without in any way limiting the foregoing, the access easement referred to in the immediately preceding sentence gives the District, and the agents, representatives, employees and contractors of the District, the right to access all Utility Closets and the equipment located therein.

2. Utilities and Maintenance Easement. Section 6.3 is hereby amended by adding the following sentence after the second sentence of the last paragraph of Section 6.3 (which paragraph was added by the First Amendment):

Without in any way limiting the foregoing, the blanket easement referred to above in this Section gives the District, and the agents, representatives, employees and contractors of the District, the right to access all Utility Closets and the equipment located therein.

3. Miscellaneous.

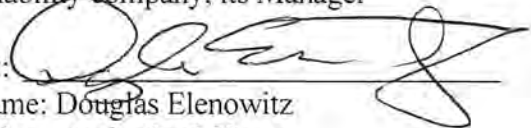
(a) Unless otherwise expressly provided herein, capitalized terms used herein shall have the meanings set forth in the Declaration.

(b) This Amendment shall be effective when recorded in the real estate records of Jefferson County, Colorado. Except as modified by this Amendment, the terms and provisions of the Declaration shall remain in full force and effect, and the Declaration, as modified by this Amendment, shall be binding upon the parties hereto, their successors and permitted assigns. In the event of any conflict between this Amendment and the Declaration, the terms of this Amendment shall control.

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the day and year first written above.

SHERIDAN STATION TRANSIT VILLAGE LLC,
a Colorado limited liability company

By: West 10th Partners GP, LLC, a Colorado limited
liability company, its Manager

By: 
Name: Douglas Elenowitz
Title: Authorized Signer

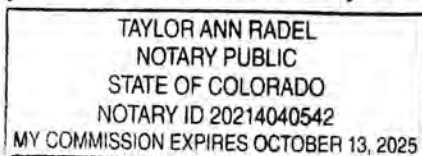
STATE OF COLORADO)

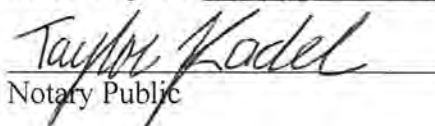
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 12th day of May 2022 by Douglas Elenowitz as authorized signer of West 10th Partners, GP, LLC, a Colorado limited liability company, as Manager of Sheridan Station Transit Village LLC, a Colorado limited liability company.

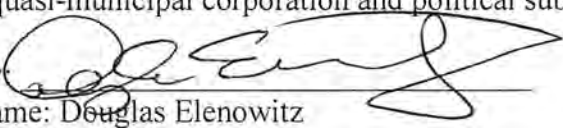
Witness my hand and official seal. My Commission Expires: October 13, 2025

(S E A L)




Notary Public

Sheridan Station West Metropolitan District,
a quasi-municipal corporation and political subdivision of the State of Colorado

By: 

Name: Douglas Elenowitz

Title: President

3

Attest: 

Secretary

STATE OF COLORADO)

) ss.

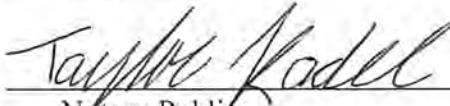
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 12th day of May 2022 by Douglas Elenowitz as President of Sheridan Station West Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.

Witness my hand and official seal.

My Commission Expires: October 13, 2025

(S E A L)


Notary Public

