

SF-20-018

**SEVENTEENTH SUPPLEMENT TO  
DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
MERIDIAN RANCH FILING NO. 2, LOTS 1-350  
(ANNEXATION OF THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2)**

GTL, INC., dba GTL Development, Inc. (the undersigned "Declarant") enters into and executes this Seventeenth Supplement to Declaration of Covenants, Conditions and Restrictions for The Estates At Rolling Hills Ranch Filing No. 2, Lots 1 through 98 (the "Supplemental Declaration") as of this 21<sup>st</sup> day of March, 2022.

RECITALS

A. Declarant executed and caused to be recorded that certain Declaration of Covenants, Conditions and Restrictions for MERIDIAN RANCH FILING NO. 2, LOTS 1-350, recorded February 1, 2006, under Reception No. 206016492 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado, (the "Declaration").

B. Declarant executed and caused to be recorded that certain First Supplement to Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 (Annexation of Filing No. 6), recorded Sept. 27, 2011, under Reception No. 211093737 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado (the "First Supplement")

C. Declarant executed and caused to be recorded that certain Second Supplement to Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 (Annexation of Filing No. 3), recorded March 22, 2012, under Reception No. 212032291 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado (the "Second Supplement")

D. Declarant executed and caused to be recorded that certain Third Supplement to Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 (Annexation of Filing No. 7 and Correction of Lot Numbers for Filing No. 3), recorded March 22, 2013, under Reception No. 213037874 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado (the "Third Supplement")

E. Declarant executed and caused to be recorded that certain Fourth Supplement to Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 (Annexation of Meridian Ranch Estates Filing No. 2), recorded November 27, 2013, under Reception No. 213143445 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado (the "Fourth Supplement")

F. Declarant executed and caused to be recorded that certain Fifth Supplement to Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 (Annexation of Meridian Ranch Filing No. 11A), recorded October 2, 2014, under Reception No. 214090164 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado (the "Fifth Supplement")

G. Declarant executed and caused to be recorded that certain Sixth Supplement to Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 (Annexation of Meridian Ranch Filing No. 8), recorded July 21, 2015, under Reception No. 215077619 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado (the "Sixth Supplement")

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H. Declarant executed and caused to be recorded that certain Seventh Supplement to Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 (Annexation of Meridian Ranch Filing No. 11B), recorded October 6, 2015, under Reception No. 215108840 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado. The Seventh Supplement was corrected to include the Plat recording information on Exhibit 'A' and re-recorded April 20, 2016 under Reception No. 215108840 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado (the "Seventh Supplement")

I. Declarant executed and caused to be recorded that certain Eighth Supplement to Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 (Annexation of Meridian Ranch Filing No. 9), recorded May 9, 2016, under Reception No. 216049190 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado (the "Eighth Supplement")

J. Declarant executed and caused to be recorded that certain Ninth Supplement to Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 (Annexation of Meridian Ranch Estates Filing No. 3), recorded October 10, 2016, under Reception No. 216116849 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado (the "Ninth Supplement")

K. Declarant executed and caused to be recorded that certain Tenth Supplement to Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 (Annexation of The Vistas Filing No. 1 at Meridian Ranch), recorded May 10, 2017, under Reception No. 217053818 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado (the "Tenth Supplement")

L. Declarant executed and caused to be recorded that certain Eleventh Supplement to Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 (Annexation of WindingWalk Filing No. 1 at Meridian Ranch), recorded October 3, 2018, under Reception No. 218115623 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado (the "Eleventh Supplement")

M. Declarant executed and caused to be recorded that certain Twelfth Supplement to Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 (Annexation of WindingWalk Filing No. 2 at Meridian Ranch), recorded April 16, 2020, under Reception No. 220052370 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado (the "Twelfth Supplement")

N. Declarant executed and caused to be recorded that certain Thirteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 (Annexation of The Estates at Rolling Hills Ranch Filing No. 1), recorded March 24, 2021, under Reception No. 221058274 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado (the "Thirteenth Supplement")

O. Declarant executed and caused to be recorded that certain Fourteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 (Annexation of Rolling Hills Ranch Filing No. 1 at Meridian Ranch), recorded March 24, 2021, under Reception No. 221058354 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado (the "Fourteenth Supplement")

P. Declarant executed and caused to be recorded that certain Fifteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 (Annexation of Rolling Hills Ranch Filing No. 2 at Meridian Ranch), recorded October 5, 2021, under Reception No. 221186065 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado (the "Fifteenth Supplement")

Q. Declarant executed and caused to be recorded that certain Sixteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-350 (Annexation of Rolling Hills Ranch Filing No. 3 at Meridian Ranch), recorded March 14, 2022, under Reception No. 222036512 of the records of the Office of the Clerk and Recorder of El Paso County, Colorado (the "Sixteenth Supplement")

R. Article 7 of the Declaration reserves unto the Declarant the right to annex certain land to the Declaration by recordation of one or more supplements to the Declaration.

S. The purpose of this Seventeenth Supplement is to annex certain land, Estates at Rolling Hills Ranch Filing No. 2, (the Annexable Property), into the Declaration, to include certain land within the Property as defined in the Declaration and to delineate the specific requirements as to minimum square footage requirements, weeds and diseased trees, garages and driveways and parking in Meridian Ranch.

### SUPPLEMENTAL DECLARATION

NOW, THEREFORE, Declarant declares that the Annexable Property described herein is and shall be held, transferred, sold, conveyed and occupied subject to all of the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration and shall be binding on all persons having or acquiring any right, title or interest in the Annexable Property described herein, their heirs, successors, and assigns, and shall inure to the benefit of, be binding upon, and be enforceable by Declarant, its successors in interest, each Owner, as defined in the Declaration, and his successors in interest, and the Design Review Council No. 2 ("Design Review Council") and its successors in interest.

1. Legal Description of the Annexable Property Being Annexed. The legal description of the Lots within the Annexable Property being annexed to the Declaration and the Property by this Seventeenth Supplement is set forth on Exhibit A, attached hereto and incorporated herein.

2. Annexation. The Annexable Property described in Exhibit A is being annexed to the Declaration and the Property pursuant to the provisions of Article 7 of the Declaration.

3. Effect of Annexation. The Annexable Property described in Exhibit A, and the Lots identified therein, shall be deemed to be included within the Property covered by the Declaration and subject to all of the terms, provisions, covenants, conditions, reservations, charges, and liens set forth in the Declaration, including all assessment obligations set forth in the Declaration. The Annexable Property described in Exhibit A and the Lots identified therein are also expressly subject to all of the provisions of the Articles of Incorporation and the Bylaws of the Design Review Council No. 2, as more particularly described in the Declaration, the Articles of Incorporation, and the Bylaws.

4. The Estates at Rolling Hills Ranch Filing No. 2 Specific requirements as to minimum square footage requirements, weeds and diseased trees, garages and driveways and parking.

a) Square Footage.

Unless otherwise approved in writing by the Design Review Council, no dwelling unit shall be erected on any Lot which, exclusive of basements below garden level,

porches, patios, covered by unenclosed areas, garages, and any attached accessory buildings, has a gross livable finished floor area less than 1,700 square feet for single level or any ranch style dwelling unit within The Estates at Rolling Hills Ranch Filing No. 2, Lots 1 through 98. For multi-level dwellings the gross finished floor area shall be not less than 2,400 square feet within The Estates at Rolling Hills Ranch Filing No. 2, Lots 1 through 98. Notwithstanding the above minimum square footage requirements, if, in the sole and absolute discretion of the Design Review Council, the size, construction cost, architectural design or other features of a proposed dwelling unit cause it to be compatible to existing dwelling units within the Property, the Design Review Council shall have the authority to waive the minimum square footage requirements set forth in this Section. For any additional property, not identified herein, that has been or may be annexed and made subject to this Declaration, the minimum square footage for various styles of structures and applicable Lots will be set forth in the Supplement Declaration that annexes the property.

b) Weeds and Diseased Trees.

The entire area of every Lot (except approved landscape areas) shall be kept mowed to a maximum height of 12 inches in The Estates at Rolling Hills Ranch Filing No. 2, Lots 1 through 98. In addition, each Lot shall be kept free from brush or other growth or trash, which, in the reasonable opinion of the Design Review Council, is unsightly or causes undue danger of fire. The entire area of every Lot on which no building has been constructed shall be kept free from plant or weeds infested with noxious insects or plant diseases and from weeds which, in the opinion of the Design Review Council, are likely to cause the spread of infestation or weeds to neighboring property. Trees infested with mistletoe, pine beetle or other diseases, shall be removed by the Owner. To the extent an Owner removes existing trees or plants, the Owner shall be responsible for promptly replacing any removed trees or plants with healthy trees and plants of the same general type. Design Review Council approval is not necessary for installing replacement plant materials of the same general type, however, if the Owner intends to install plant materials of a different type Design Review Council written consent must be obtained. For any additional property, not identified herein, that has been or may be annexed and made subject to this Declaration, the requirements regarding weeds and diseased trees and applicable Lots will be set forth in the Supplement Declaration that annexes the property.

c) Garages and Driveway.

The dwelling units on The Estates at Rolling Hills Ranch Filing No. 2, Lots 1 through 98, shall include at least a three (3) car or larger fully enclosed garage or such equivalent garage arrangements, as may be approved by the Design Review Council. All primary driveways must be constructed of concrete, colored concrete, textured concrete, brick, tile or slate, or a combination thereof. Dirt, gravel, and asphalt will not be permitted. Driveways may not comprise more than sixty-five percent (65%) of the front portion of any Lot.

d) Parking.

Except as expressly heretofore provided, no part of the public street adjoining the Property, no part of any Lot, and no part of other public areas, unless specifically designated by the Design Review Council, shall be used for the parking, storage or display of any vehicles including private passenger vehicles and pickup trucks. Parking on driveways is permitted subject to the provision of Section 3.24 and

further subject to the limitation that a total of three (3) vehicles belonging to a guest or a resident of The Estates at Rolling Hills Ranch Filing No. 2, Lots 1 through 98, may be parked on a driveway at any one time. Temporary parking (less than 24 hours) of guests' vehicles for the duration of a social gathering shall not be subject to these restrictions. All parking within the Property is subject in all respects to the Rules.

IN WITNESS WHEREOF, the Declarant has executed this the date and year first above written.

GTL, INC. dba GTL DEVELOPMENT, INC., "Declarant"

  
By: Genevieve Tchang Frost  
Its: Vice President

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN DIEGO )

Subscribed and sworn to before me this 21<sup>st</sup> day of March, 2022, by Genevieve Tchang Frost.

Witness my hand and official seal

  
Notary Public: Nancy C. Lane  
My commission expires: July 26, 2023

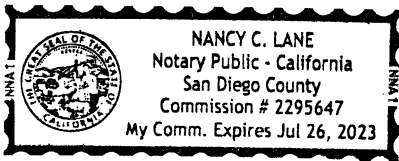


EXHIBIT "A"

Lots 1 through 98 inclusive, Estates At Rolling Hills Ranch Filing No. 2, according to the Plat thereof recorded at Reception No. 22214944 on April 20<sup>th</sup>, 2022.