

**RESOLUTIONS OF THE BOARD OF DIRECTORS  
OF  
J. ELLIOT HOMES, INC.  
A COLORADO CORPORATION**

Pursuant to the terms provisions of the Colorado Business Corporation Act, as amended, and the Colorado Common Interest Ownership Act, as amended, the following actions were taken by the unanimous written consent of the board of directors of J. Elliot Homes, Inc., a Colorado corporation (the “**Declarant**”), to be effective as of July 3, 2024.

**WHEREAS**, Declarant executed and caused that certain Declaration of Covenants, Conditions, and Restrictions for the Townhomes at Western to be recorded with the office of the Clerk and Recorder of the county of El Paso, State of Colorado on June 15, 2024, at reception number 224028037 (the “**CC&Rs**,” all capitalized terms herein that are not otherwise defined shall have the meaning set forth in the CC&Rs); and

**WHEREAS**, within the CC&Rs, Declarant reserved unto itself the rights of a declarant under the Colorado Common Interest Ownership Act; and

**WHEREAS**, Declarant has authority to unilaterally amend the CC&Rs pursuant to sections 16.9.1 and 16.26 thereof prior to the sale or conveyance of any Lot subject to the CC&Rs to any Lot Owner other than Declarant; and

**WHEREAS**, Declarant has not sold or conveyed any Lot subject to the CC&Rs to any Lot Owner; and

**WHEREAS**, Declarant desires to amend the CC&Rs (the “**Amended CC&Rs**”) to incorporate that certain Private Detention Basin / Stormwater Quality Best Management Practice Maintenance Agreement and Easement made by and between El Paso County by and through the Board of County Commissioners of El Paso County, Colorado, Declarant, and the Townhomes at Western Homeowners Association (the “**Agreement**”);

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the Agreement be and hereby is approved; and be it further

**RESOLVED**, that the Amended CC&Rs be and hereby are approved; and be it further

**RESOLVED**, that the appropriate officers of Declarant be and each of them hereby is authorized and directed, on behalf of Declarant, to execute and deliver the Agreement and the Amended CC&Rs, and to take all such further action and to execute, deliver, certify, and record any and all instruments and documents as such officer shall deem necessary or advisable to carry out the intent and to accomplish the purpose of the foregoing resolutions.

**IN WITNESS WHEREOF**, these resolutions have been executed by the board of directors of Declarant, and the execution hereof shall constitute the waiver by the undersigned of any prior notice as may be required by law of the actions taken herein.

  
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Jordon Guinane

  
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Jacque Guinane