

**AMENDMENT TO
SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR
MUEGGE FARMS COACH HOUSE
(Filing No. 4)**

THIS AMENDMENT TO SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MUEGGE FARMS COACH HOUSE (Filing No. 4) (the "Amendment") dated effective as of September 15, 2025, is made by CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation, as Declarant and as the Owner of at least two-thirds of the Lots in the Community (referred to herein as "Declarant").

RECITALS

WHEREAS, Declarant is the Declarant under the Master Declaration of Covenants, Conditions and Restrictions for Muegge Farms Filing No. 4, recorded June 10, 2022, at Reception No. 2022000051607 in the real estate records of Adams County, Colorado ("Master Declaration"), as supplemented by the Supplemental Declaration recorded January 29, 2025, at Reception No. 2025000004850, in the real property records of Adams County, Colorado ("Supplemental Declaration"). Declarant is the Owner of at least two-thirds of the Lots within Muegge Farms Coach House (Filing No. 4) which are affected by the Declaration and Supplemental Declaration; and

WHEREAS, capitalized terms used in this Amendment shall have the meanings set forth in the Master Declaration, as supplemented by the Supplemental Declaration; and

WHEREAS, the Supplemental Declaration contains a provision, at Section 5.2(d)(iii), which erroneously assigns responsibility for front-yard landscaping maintenance; and

WHEREAS, the Declarant desires to repeal and replace Section 5.2(d) as set forth in this Amendment; and

WHEREAS, the Supplemental Declaration at Section 8.2 sets forth the manner in which the Supplemental Declaration may be amended, modified or terminated, and to amend the Declaration the Muegge Farms Metropolitan District No. 1 ("District") is required to certify in a Recorded instrument that the approval requirements described in Section 8.2(a) have been met; and

NOW, THEREFORE, pursuant to Section 8.2(b) of the Supplemental Declaration, the District certifies in accordance with Section 8.2(b) that: (i) the amendments or modifications contained herein have received the requisite Approvals of Declarant, Required Owner (only if Required Owner still owns any Lots), First Mortgagees, HUD or VA, Owners, and Builders, and (ii) said approvals are available from the District for inspection and copying.

AMENDMENT

1. Based upon certification of approvals as required by Section 8.2, by the undersigned District representative, the amendment set forth in paragraph 2. below shall take effect on the date first above written.

2. Section 5.2(d) of the Supplemental Declaration is repealed and replaced in its entirety by the following amended Section 5.2(d):

(d) Front-Yard Landscaping. Each Owner shall maintain front-yard landscaping ("Front-Yard Landscaping") on the Owner's Lot in accordance with the requirements of the Master Declaration. Owners are responsible for snow removal on their Lots. With respect to landscaping of the front yards of Residences, each Builder, Owner, and District shall comply with the following covenants:

(i) Front-Yard Landscape Plan. The Declarant shall establish a landscaping plan for the front yard of each Residence ("Front-Yard Landscape Plan") that will generally depict the location and type of Front-Yard Landscaping for Residences in the Supplemental Community, provided that the District shall not require a Builder or an Owner to change Front-Yard Landscaping pursuant to a Front-Yard Landscape Plan Approved by the District notwithstanding changes to the Design Standards taking effect after such Approval.

(ii) Installation of Front-Yard Landscaping. Upon its construction of a Residence on a Lot and at its cost and expense, a Builder shall (A) install the Front-Yard Landscaping in the front yard of such Residence pursuant to the Front-Yard Landscape Plan for such Lot and (B) be responsible for repair and replacement of Front-Yard Landscaping for a one-year warranty period beginning with the month of the initial installation of such Front-Yard Landscaping. Declarant hereby declares, establishes, grants and reserves access easements across, on, over or under each Lot, but not the interior of a Residence, for the benefit and use of the Builder for the purpose of repairing and replacing the Front-Yard Landscaping during the warranty period.

(iii) Water For Front-Yard Landscaping for Each Residential Cluster. The District shall be responsible for the irrigation of the Front-Yard Landscaping of the Lots. Each Owner shall promptly pay invoices from the District for irrigation water used by a Residence for Front-Yard Landscaping on such basis as the District determines for such water service.

3. Except as modified herein, the Supplemental Declaration shall continue in full force and effect.

IN WITNESS WHEREOF, the District certifies approval of this Amendment effective as of the date set forth above.

MUEGGE FARMS METROPOLITAN DISTRICT NO. 1,
a quasi-municipal corporation and political subdivision of the State of Colorado

By: JAMES MARSHALL
Its: DIRECTOR

STATE OF COLORADO)
) ss.
)
_____ COUNTY OF Arapahoe)

The foregoing Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Muegge Farms Coach House (Filing No. 4) was acknowledged before me this 16 day of September, 2025, by James Marshall as director of Muegge Farms Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado.

Witness my hand and official seal.

My commission expires: 4-9-2029

[SEAL]

TANIA ROKHSANA PASHNEH-TALA YAZDI
Notary Public
State of Colorado
Notary ID # 20164042384
My Commission Expires 04-09-2029

Notary Public