

**AMENDMENT TO THE
RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS
FOR THE VILLAS METROPOLITAN DISTRICT**

December 2, 2025

Pursuant to the Declaration of Covenants, Conditions and Restrictions for the Villas recorded in the real property records of the Clerk and Recorder of Douglas County, Colorado at Reception No. 2017065408, on September 27, 2017 (the "**Covenants**"), the Board of Directors for the District has the authority to enact, issue, promulgate, modify, amend, repeal, and re-enact, design guidelines. Pursuant to that authority the Declarant enacted the Residential Improvement Guidelines and Site Restrictions for the Villas Metro District, dated August 1, 2017 (the "Guidelines"). In accordance with its authority in the Covenants, the Declarant hereby amends the Guidelines as follows:

1. Provision Amended and Restated. Section 3.20 and Exhibit A of the Guidelines are hereby repealed in their entirety and the following is substituted as Section 3.20 and the attached Exhibit A is substituted as Exhibit A of the Guidelines:

3.20 Fences

Fences along side or front Lot lines will not be permitted. Owners may install fencing along rear Lot lines and privacy screening around patios or decks, subject to prior ARC approval, per Exhibit A. Any such fences constructed on a Lot shall be maintained, repaired and replaced by the Owner of such Lot. Regular physical and aesthetic maintenance of fencing is required. All fences must be sealed with a clear waterproof sealant, or finished using semi-transparent stain approved by the ARC. No electric fences are permitted (other than pet containment fencing installed below grade).

2. Provision Provisions Effective. Except as amended previously and herein, the Guidelines shall remain in full force and effective without limitation.

ADOPTED this 2 day of December, 2025

DISTRICT:

VILLAS METROPOLITAN DISTRICT,
a quasi-municipal corporations and political subdivisions of
the State of Colorado

By: Jamara Henkels
Officer of the District

ATTEST:

By: _____

Exhibit A

See attached requirements for privacy screening around patios and decks



