

DECLARATION OF PROTECTIVE COVENANTS
GOLDEN MEADOWS SUBDIVISION
December 2, 2025

WHEREAS, the Golden Meadows Homeowners Association (GMHOA) has been duly organized into a Colorado nonprofit corporation, according to paragraph 12 of the original Declaration of Protective Covenants dated September 1, 1973, the GMHOA hereby amends the Declaration of Protective Covenants as allowed in paragraph 10 of those covenants.

The GMHOA hereby makes and declares the following limitations, restrictions and protective covenants, through reference hereto in all deeds and contracts for sale issued by any owner to or for any part of said property, as benefits and obligations running with the property, and upon all parties and future owners of any part of said property, so long as these restrictive covenants shall remain in force and effect as now amended and written or as hereafter altered.

1. **PROPERTY AFFECTED:** These covenants are hereby applicable to the following described property in Jefferson County, Colorado:

GOLDEN MEADOWS – a subdivision of a portion of Section 33, Township 5 South, Range 70 West, Jefferson County, Colorado.

2. **GENERAL PURPOSES:** These covenants are made for the purpose of creating and keeping said subdivisions, as far as possible, desirable, attractive and suitable in architectural design, materials, and appearance and guarding against wildfires, unnecessary interference with the natural beauty, and improper uses of adjoining properties in the subdivision, for all the mutual benefits and protection of all owners of said property.
3. **IMPROVEMENTS ALLOWED:** On any subdivided lot in the said property there may be constructed, subject to architectural control (Section 6) and in accordance with applicable fire district and county codes, as hereinafter stated: one new dwelling, designed for occupancy by a single family and for private use only, a private garage and utility outbuildings (enclosed and covered) incidental to residential use of the premises; fences, walls, hedges, planting, exterior antenna, and other usual appurtenances common at any time to such a subdivision.
4. **IMPROVEMENTS PROHIBITED:** No structures shall be erected, altered, or permitted to remain on any part of said property except those above stated as “improvements allowed.” No apartment, duplex, or multi-family dwelling building of temporary character, no basement, tent shack, outbuilding or house trailer, except as used customarily for and during construction of buildings and in no event for

a period of longer than twelve (12) months shall be placed or used on any lot, either temporarily or permanently. No underground storage of fuel oil shall be allowed, except those tanks already in place and of record on August 31, 1994.

5. **DWELLING SIZE:** The ground floor area of the residence shall not be less than 1500 square feet for a one-story dwelling, exclusive of garage and basement. For a split-level, bi-level or two-story house the finished living area shall not be less than 2000 square feet. No dwelling, garage, or outbuilding shall exceed two and one-half stories by design of the building itself and irrespective of measurements from or in consideration of ground level, excluding basement.
6. **ARCHITECTURAL CONTROL:** No improvements shall be commenced, constructed, placed or altered on any lot until the building plans (including plot plans and specification) and sufficient description for each allowed type of improvement have been in each instance submitted in writing to the GMHOA Architectural Committee. The Architectural Committee will inform applicant within 30 days if additional information is required. Once sufficient information is submitted in writing, the Board of Directors will approve or disapprove the submitted plans within 30 days. Such approval covers conformity and harmony of exterior design of all the improvement; the location thereof in relation to lot lines, topography and grade, and the location, character, and method of utilization of all utilities, including water supply and sewage disposal; considerations to the impact on neighbors and the natural beauty of the area; and wildfire resistant materials. New buildings and structures, and improvements to existing buildings and structures, including exterior walls, roofs, gutters and downspouts, underfloor areas, decks appendages, projections doors, and detached accessory structures must comply with Jefferson County Residential Code and be in accordance with applicable fire district and county codes, and obtain necessary permits from Jefferson County.
7. **USES PROHIBITED:** Short-term rentals, defined as a dwelling or portion thereof that is used for, or advertised and available for use for, accommodation or lodging of guests paying a fee or other compensation, for a period of fewer than 30 consecutive days, are not allowed. Renting of property for non-resident events, including, but not limited to, weddings, is not allowed. No business of any kind shall be permitted on any building site or in any structure thereon if it involves employment of more than one additional or non-family person. No oil drilling, mining, quarrying, placering or mineral operations or exploration of any kind shall be permitted on any building site. No signs or advertising structures for home businesses or otherwise, shall be erected or maintained on any building site or improvement. Property owners may be allowed small and standard signs of attractive design for the purpose of advertising said properties for sale or lease. Temporary signs for occasional events, like a bake sale or garage sale, are permitted provided they are removed promptly after the event. There shall be no dumping of waste materials on any building site, and garbage and trash shall be kept in adequate, rigid, sanitary containers and disposed of with reasonable promptness. No explosives of

any nature including firearms, firecrackers, air rifles, B-B guns, bow and arrow or similar devices may be discharged within the subdivision. Household pets may be kept, per Jefferson County, Colorado, SR2 zoning regulation, if there is no commercial use of such pets. No roosters or peacocks are allowed.

8. **CHIMNEYS AND FIREPLACES:** All homes with fireplaces or wood burning stoves must have a protective wire screen inside the chimney near the top. No chimney, fireplace or incinerator will be within twelve yards of any tree or limb thereof.
9. **DRIVEWAYS:** Anyone building a driveway on the uphill side of any road shall install an adequate culvert at the road entrance so as to provide for water drainage along the side of the road. All site grading shall be accomplished in such a way so as to divert water flow to tile streets and roadways as much as possible.
10. **DURATION OF COVENANTS:** The protective covenants herein contained shall continue to be binding upon all owners of sites and lots in perpetuity, provided, however, that amendments and additions to the Protective Covenants may be made every three (3) years after the execution date of these covenants. Amendments must be made within the six calendar months immediately following the conclusion of each three-year period. Amendments and additions to the protective covenants must be approved by 80% of the membership of the GMHOA, with each lot having one vote. Members are defined as homeowners current in their annual dues payments, per Section 2-8 of Bylaws of the Golden Meadows Homeowners Association, or at the time the board begins the communication process to members of proposed changes.
11. **ENFORCEMENT OF COVENANTS:** The protective covenants herein contained are accepted by every grantee, purchaser, owner, and signer of any agreement of sales and purchase, and for any property in the said subdivision, and they each agree to conform to and observe same but none of the covenants shall be personally binding upon any owner or purchaser except in respect to breaches committed during such person's holding or ownership of the land in connection with which the breach was committed. Either the GMHOA or any owner or the holder of a purchase contract for any of such persons shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breaches of or to enforce the adherence to the covenants hereof, in addition to other existing remedies that may be applicable. No failure on the part of any such person, or GMHOA, to enforce any covenant immediately after any such cause may arise shall be deemed a waiver as to that cause or of any similar cause that may thereafter arise.
12. **OWNER'S CORPORATIONS:** All owners of property within Golden Meadows Subdivision may be members of the Golden Meadows Homeowners Association, a Colorado non-profit corporation. The

GMHOA will set annual dues as specified by the Bylaws of the Articles of Incorporation. Collection of dues will be on an annual and voluntary basis, however protective covenants apply to all properties in Golden Meadows, per Section 1. Payment entitles members to vote on the Board of Directors, who will represent them in managing the association, and to vote on any future changes to the covenants.

13. **SEVERABILITY:** Invalidation of any of the covenants herein contained, or any part thereof; by any judgement of court order, shall in no way affect any of the other covenants and they shall remain in full force and effect.

IN WITNESS WHEREOF, Golden Meadows Homeowners Association, by authority of its Board of Directors, and by election of its membership under paragraph 10 of the Declaration of Protective Covenants dated October 30, 2000, has caused this instrument to be executed by its President, and attested by its Secretary this 2nd day of December, the year 2025.

Barbara Osgood-Hartness

Barbara Osgood-Hartness, President

Date: 12/2/25

December 2, 2025

Donna Cox

Donna Cox, Secretary

Date: 12/2/25

December 2, 2025