

**FIRST AMENDMENT TO RULES AND REGULATIONS OF WILDHORSE AT
PROSPECT ASSOCIATION, INC.
PLANNED COMMUNITY**

The Wildhorse at Prospect Association, Inc., a Colorado nonprofit corporation (the "Association") amends the Rules and Regulations of Wildhorse at Prospect Association, Inc. Planned Community as recorded in the real property records of Gunnison County, Colorado at reception number 571667 (the "Rules and Regulations") pursuant to the power reserved by the Association's Board of Directors to adopt and amend the Rules and Regulations as set forth in the introductory paragraph to the Rules and Regulations and Article 1, paragraph FF of the Wildhorse at Prospect Declaration recorded in the real property records of Gunnison County, Colorado at reception number 571667. The Rules and Regulations are amended as follows:

1. Paragraph 6.1 of the Rules and Regulations is hereby amended and restated in its entirety as follows:

6.1. Insurance Coverage. The Association will carry insurance to cover liability risks and property and casualty losses for the Common Areas. The Association will not carry insurance covering loss or damage to any Dwelling Unit, including without limitation structural portions of Dwelling Units and exteriors of Dwelling Units, nor the contents or fixtures of any Dwelling Unit nor will the Association carry insurance covering injury or death to persons as a result of accidents or other events occurring within Dwelling Units. Owners are responsible for insuring against such losses, damages, and liability. Owners shall carry insurance protecting against loss or damage to the structural portions of their respective Dwelling Units. All insurance policies obtained by an Owner to cover any such matters shall contain waivers of subrogation against the Association and shall be so written that the liability of the carriers issuing insurance for the Association shall not be affected or diminished thereby. At the request of the Management Company or the Association, an Owner shall file copies of all such insurance policies obtained by the Owner with the Association.

SECRETARY'S CERTIFICATION: The undersigned, being the Secretary of the Association, certifies that the foregoing was adopted by the Board of Directors of the Association by a unanimous vote of the Board of Directors concluded on December 31, 2024, and in witness thereof, the undersigned has subscribed his or her name.

Wildhorse at Prospect Association, Inc., a
Colorado nonprofit corporation



By: Claudia Helguero, Secretary

Date: 01 / 02 / 2025

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