

CORRECTION  
OF  
NOTICE OF CONTRACTION  
OF  
INCLUDABLE PROPERTY  
UNDER  
SUPPLEMENTAL DECLARATION NO. 18  
FOR  
FUTURE ANNEXATIONS OF  
ANNEXED PROPERTY  
TO  
REUNION HOMEOWNERS ASSOCIATION, INC.

(Lots 1-13, Reunion Filing No. 17)

This Correction of Notice of Contraction (this "**Correction**") is made this 19<sup>th</sup> day of November, 2015, by SHEA HOMES LIMITED PARTNERSHIP, a California limited partnership ("**Declarant**").

DECLARANT HEREBY DECLARES AS FOLLOWS:

1. Homeowner Declaration. "**Homeowners Declaration**" shall mean the Declaration for Reunion Homeowners Association, Inc., dated August 19, 2002, Recorded August 27, 2002, at Reception No. C1015874 of the records in the office of the Clerk and Recorder of Adams County, Colorado ("**Adams County Records**"), executed by Declarant, as Declarant. As of the date of Recordation of this Notice, Declarant remains, and retains all of the right, title and interest as, the Declarant under the Homeowners Declaration.

2. Supplemental Declaration. "**Supplemental Declaration**" shall mean that certain Supplemental Declaration No. 18 for Future Annexations of Annexed Property to Reunion Homeowners Association, Inc., recorded July 6, 2005, at Reception No. 20050706000710370 of the Adams County Records, executed by Declarant, as Declarant. As of the date of Recordation of this Notice, Declarant remains, and retains all of the right, title and interest as, the Declarant under the Supplemental Declaration.

3. Notice of Contraction. "**Notice of Contraction**" shall mean that certain Notice of Contraction of Includable Property Under Supplemental Declaration No. 18 for Future Annexations of Annexed Property to Reunion Homeowners Association, Inc., executed by Declarant, as Declarant, recorded May 25, 2010 at Reception No. 2010000034537 of the Adams County Records. Terms defined in the Notice of Contraction shall have the same meanings in this Correction as so defined in the Notice of Contraction, unless otherwise provided herein or the context otherwise requires.

4. Correction Lots. "**Correction Lots**" shall mean Lots 1 through 13, inclusive, Reunion Filing No. 17, City of Commerce City, County of Adams, State of Colorado, according to the recorded plat thereof. "**Correction Lot**" shall mean one of the Correction Lots. In the Notice of Contraction, each of the Correction Lots is designated as a part of the "**Deleted Lots**," as defined in the Notice of Contraction.

5. Purpose of Correction. In the Notice of Contraction, Declarant provided that each of the Deleted Lots (including the Correction Lots) was deleted from the Includable Property under the Supplemental Declaration, so that no Annexing Deed Recorded after Recordation of the Notice of Contraction affecting any of the Deleted Lots would have the effect of making such Deleted Lots, or any of them, a part of the Annexed Property under, or subject to, the Supplemental Declaration, or a part of the Homeowners Association Area under, or subject to, the Homeowners Declaration. Subsequent to the Recordation of the Notice of Contraction, however, Declarant decided that each of the Correction Lots (but none other of the Deleted Lots) would instead be made a part of the Annexed Property under, and subject to, the Supplemental Declaration, and a part of the Homeowners Association Area under, and subject to, the Homeowners Declaration, and when Declarant conveyed each of the Correction Lots to third party purchasers, Declarant did so pursuant to a Warranty Deed (each of which shall be referred to hereinafter as a "**Correction Lot Deed**") that expressly provided that such Correction Lot Deed constituted an Annexing Deed for the purposes of the Supplemental Declaration, with the effect that the respective Correction Lot conveyed by a particular Correction Lot Deed was made a part of the Annexed Property under, and subject to, the Supplemental Declaration, and a part of the Homeowners Association Area under, and subject to, the Homeowners Declaration. Because of an oversight, however, Declarant failed to modify the Notice of Contraction to exclude the Correction Lots from the Deleted Lots for the purposes of the Notice of Contraction so that, consistent with Declarant's intentions, the Correction Lots would no longer be subject to the operation of the Notice of Contraction. Pursuant to Section 13.2 of the Homeowners Declaration, Declarant reserved the right to make amendments to the "Declaration," as defined in the Homeowners Declaration, to correct technical errors. The Supplemental Declaration and Notice of Contraction constitute amendments of the Declaration, and therefore pursuant to Section 2.27 of the Homeowners Declaration, are a part of the Declaration subject to such right of Declarant to amend the Declaration to correct technical errors therein. Declarant executes this Correction to correct the Notice of Contraction to exclude the Correction Lots from the Deleted Lots under the Notice of Contraction pursuant to said Section 13.2 of the Homeowners Declaration.

6. Exclusion of Correction Lots from Deleted Lots. Pursuant to Section 13.2 of the Homeowners Declaration, Declarant hereby declares that, effective as of May 25, 2010, the date of Recordation of the Notice of Contraction, the Correction Lots are excluded from the Deleted Lots under and for the purposes of the Notice of Contraction, and were not and shall not be subject to the operation of the Notice of Contraction. Consequently, consistent with and as provided in each of the Correction Lot Deeds, the Correction Lot Deed conveying a respective Correction Lot constituted an Annexing Deed for the purposes of the Supplemental Declaration with the effect that such Correction Lot, effective upon the Recordation of such Correction Lot Deed, was made a part of the Annexed Property under, and subject to, the Supplemental Declaration, and a part of the Homeowners Association Area under, and subject to, the Homeowners Declaration.

