

SUMMARY and EXPLANATION of DEED RESTRICTIONS

There are nine units that are governed by the Timbercreek Property Owners Association. Each Unit has its own set of Dedication and Restrictions, often referred to as “Deed Restrictions.” For Units 1,2,3,4,5,6, and 9, there are three separate documents: **1.** the original Dedication and Restrictions of Timbercreek Canyon Unit No. 1 (or 2,3,4,5,6, or 9, respectively)(“Original Deed Restrictions”); **2.** The “no sheet iron” amendment (“Amendment 1”); and **3.** the 2017 Second Amendment to Dedication and Restrictions for Unit 1 (or 2,3,4,5,6, or 9, respectively)(“Amendment 2”).

For Unit 7, the “No Sheet Iron” provision was included in its original Deed Restrictions (“Original Deed Restrictions”). However, there was an amendment to Unit 7’s Deed Restrictions in 1977 (Amendment 1), as well as the 2017 Amendment (“Amendment 2”).

For Unit 8, the “No Sheet Iron” provision was included in its original Deed Restrictions (“Original Deed Restrictions”). The next amendment was the 2017 amendment. Therefore, its Dedications and Restrictions include two separate documents: **1.** Dedications and Restrictions of Timbercreek Canyon Unit No. 8 (“Original Deed Restrictions”); and **2.** the 2017 First Amendment to Dedication and Restrictions for Unit No. 8 (“Amendment 1”).

It is important to note that a “combined” reading/application of all the documents for each Unit is necessary to determine the full set of provisions/restrictions applicable to each Unit.

Regarding the 2017 Second Amendment to Dedication and Deed Restrictions (Units 1,2,3,4,5,6,7, and 9) and the 2017 First Amendment to Dedication and Restrictions (Unit 8), a majority of the property owners in each Unit voted in favor of said amendments and signed an Agreement and Consent form formally acknowledging their agreement and consent to and affirmative vote in favor of the amendments, which were notarized. These signed and notarized forms were filed with the 2017 amendments for each Unit with the Randall County Clerk’s Office. Those signed forms are not included here on the website for space and readability considerations. They are available at the Randall County Clerk’s office or their website, as are all of the documents provided here on the website.