

STUDIOS AT PARKWAY CONDOMINIUM OWNERS' ASSOCIATION, INC.

AMENDMENTS TO DECLARATION OF COVENANTS AND RESTRICTIONS

On October 15, 2024, the Board of Directors approved amendments to this Declaration that clarified signage requirements pursuant to Section 8.5 and adoption of new Sections 8.10 and 8.11 regarding security measures and outside lighting. Pursuant to Article VIII, the proposed amendments have been provided to the voting membership and approved by the written consent of Members then holding at least two-thirds (2/3) of the voting membership of the Association on November 21, 2024. The amended language of Section 8.5 replaces the existing section in its entirety.

8.5 Signage.

A. No sign shall be placed on any Unit until a completed STUDIOS AT PARKWAY sign form has been submitted and approved by the Board of Directors. The sign form must be completed for Permanent, Temporary, and Lease/Sale signage. Only signs approved in writing by the Board of Directors may be affixed to an area designated by the Board.

B. No sign shall be permitted other than: (a) those identifying the name, business and products of the person or firm occupying a Unit, and (b) those offering a Unit for sale or lease and having the prior written approval of the Board of Directors. Signs to advertise the sale or lease of a Unit shall be standard real estate signs not to exceed 18" by 24" in size and shall be placed on the Parkway Street location near the entrance to the parking area.

C. Signs shall only be of such design, content, illumination, color, and material to blend compatibly with the Unit building(s) and shall have been approved in writing by the Board of Directors.

D. Signs for each Unit shall be no more than a total of 12 square feet, except Units in buildings G and H where the total square feet signage for each Unit maybe a total of 24 square feet.

E. No business signs are permitted on the west Parkway Drive side of buildings A, F, G or H.

F. No signs are permitted on or above a Unit overhang unless an Owner owns two adjacent middle Units in a building (A 2&3, D 2&3, E 2&3, F 2&3 or H 2&3).

G. No sign located on the east side of buildings G and H shall project above the upper level of the lower windows.

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SEC CLERK RECORDED 11/27/2024

H. No sign located in the promenade between buildings G and H may project above the overhang or above the upper level of the glassed operable overhead door.

I. Temporary signs may be placed on the appropriate approved Unit location or on a Parkway Drive location for a period of thirty (30) days following written approval by the Board of Directors and following an approved STUDIOS AT PARKWAY sign form.

J. Maintenance, damage to the Unit building exterior or interior, and repair of approved signs affixed to Units are the responsibility of the Unit owner.

K. Neon signs, banners and flags are prohibited. No sign shall be substituted or modified without the prior written consent of the Board of Directors.

L. All signage shall conform to the requirements and restrictions of the City of Santa Fe. These provisions shall not govern or otherwise be applicable to any signs or signage installed by Anova LLC or its successors or assigns which identify the real property subject to these Covenants and Restrictions.

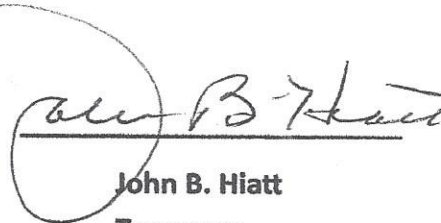
NEW 8.10 SECURITY MEASURES

8.10 Security Measures. Any additional Unit security measures such as metal screens or shutters for windows, doors or overhead doors must be approved in writing by the Board of Directors prior to installation.

NEW 8.11 OUTSIDE LIGHTING


8.11 Outside Lighting. No additional outside lighting is permitted unless approved in writing by the Board of Directors prior to installation.

APPROVED November 21, 2024


John B. Hiatt
Treasurer

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss AMENDMENT TO COVENANTS
PAGES: 3

I Hereby Certify That This Instrument Was Filed for
Record On The 27TH Day Of November, 2024 at 04:06:15 PM
And Was Duly Recorded as Instrument # 2047773
Of The Records Of Santa Fe County

Deputy  Witness My Hand And Seal Of Office
Katharine E. Clark
County Clerk, Santa Fe, NM

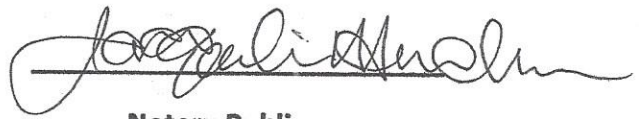


STATE OF NEW MEXICO)

) ss.

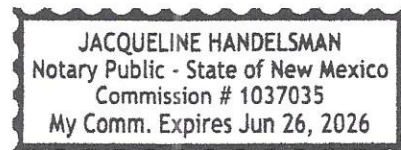
COUNTY OF SANTA FE)

On the 27th day of November, 2024, John B. Hiatt executed the above-entitled Amendment to the Declaration of Covenants and Restrictions of the Studios at Parkway Condominium Owners Association Inc. in my presence.



Notary Public

My Commission Expires: 6/26/2026



SEC CLERK RECORDED 11/27/2024