

**FIRST AMENDMENT TO
SECOND AMENDED AND RESTATED DECLARATION
FOR
ELK RIDGE CONDOMINIUMS
(A COMMON INTEREST COMMUNITY)**

This First Amendment to Second Amended and Restated Declaration for Elk Ridge Condominiums (a Common Interest Community) ("First Amendment") is made effective as of the date recorded with the Clerk and Recorder of Larimer County, Colorado ("Clerk and Recorder").

Recitals

A. The Second Amended and Restated Declaration for Elk Ridge Condominiums (a Common Interest Community) was recorded with the Larimer County Clerk and Recorder on October 23, 2015, at Reception No. 20150071096 (the "Declaration").

B. Article 15, Section 15.5, of the Declaration provides that the Declaration may be amended by a written instrument containing the consents of the Owners of Units to which at least sixty-seven percent (67%) of the eligible votes in the Association are allocated.

C. As reflected in the Certification appearing at the end of this First Amendment, this First Amendment has received the consent of Owners of Units to which at least sixty-seven percent (67%) of the eligible votes in the Association are allocated.

First Amendment

1. Article 7 (USE AND ARCHITECTURAL RESTRICTIONS), Section 7.3 (Unit Rental), is deleted in its entirety and replaced with the following:

7.3 Unit Rental. A Unit must be owned for a minimum of two (2) years from the date of purchase before the Unit can be rented or leased. Units may be rented or leased, only by written lease or rental agreement, for rental or lease periods of no less than one (1) year. The Executive Board requires a signed lease or rental agreement for the purpose of verifying the term. No subletting nor fractional leasing is permitted. Further, under no circumstances may the Unit Owners and their tenants have more than four (4) motor vehicles per Unit. Homeowners who own their Units as of October 10, 2022, will be exempted from the requirement to own their Unit for two (2) years and can lease their Unit for a minimum of one (1) year without having to own their Unit for two (2) years.

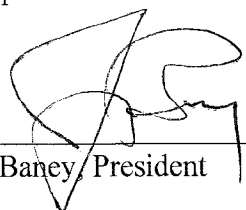
2. Unless otherwise defined in this First Amendment, capitalized terms used in this First Amendment have the definitions given to them in the Declaration.

3. Except as amended by this First Amendment, all provisions of the Declaration remain in full force and effect.

Dated this 23rd day of September 2022.


Elk Ridge Condominium Association, a Colorado
nonprofit corporation

By:



John Baney, President

ATTEST:


By: 
Charlie DeJoseph, Secretary

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The forgoing instrument was acknowledged before me this 23 day of September 2022 by John Baney, as President, and Charlie DeJoseph, as Secretary, of Elk Ridge Condominium Association, a Colorado nonprofit corporation.

Witness my hand and official seal.

JEAN P RISSMILLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214007226
MY COMMISSION EXPIRES FEBRUARY 23, 2025



Notary Public

