

AFTER RECORDING RETURN TO:
HindmanSanchez P.C.
555 Zang Street, Suite 100
Lakewood, CO 80228
Attn: DAF

**LIMITED AMENDMENT TO THE CONDOMINIUM DECLARATION FOR
THE VAIL GOLFCOURSE TOWNHOMES ASSOCIATION, PHASE I**

THIS AMENDMENT is made this 10 day of April, 2017.

RECITALS

A. Shapiro Construction Co., a Colorado corporation, created The Vail Golfcourse Townhomes Association, Phase I community ("Community") by recording a Condominium Declaration for The Vail Golfcourse Townhomes Association, Phase I, in the real property records of the County of Eagle County, State of Colorado, at Reception No. 191391 in Book 294 at Page 996 on November 23, 1979, as amended and supplemented by documents of record, if any (the "Original Declaration").

B. The Original Declaration provides for and allows for this Limited Amendment to the Condominium Declaration for The Vail Golfcourse Townhomes Association, Phase I (the "Amendment") in Article XIX, which provides as follows:

This Declaration shall not be amended unless the owners representing an aggregate ownership interest of seventy-five percent (75%) or more, of the general common elements, unless a different percentage for the amendment of a specific provision hereof is herein provided, in which case that provision hereof is herein provided, in which case that provision shall govern and all of the holders of any recorded mortgage or deed of trust covering or affecting any or all condominium units consent and agree to such amendment by instrument(s) duly recorded;

C. Pursuant to the Colorado Common Interest Ownership Act, C.R.S. §38-33.3-217(1)(a), the required approval of owners representing an aggregate ownership interest of 75% or more of the general common elements for amendment is now void.

D. Pursuant to the Colorado Common Interest Ownership Act, C.R.S. §38-33.3-217(1)(a), the amendment requirement for this Declaration is now owners representing an aggregate ownership interest of 67% of the general common elements.

E. All Owners are aware of the provisions of the Original Declaration allowing for amendment, by the record notice of the Original Declaration, by acts and disclosures, newsletters or notices of the Association and by other means.

F. This Amendment has been prepared and determined by the Association and by the Owners that have approved this Amendment to be reasonable and not burdensome.

G. The purpose of this Amendment is to remove all provisions regarding rights of first refusal.

H. The undersigned, being the President of the Association, hereby certify pursuant to the Colorado Common Interest Ownership Act, C.R.S. §38-33.3-217(1)(a), owners representing an aggregate ownership interest of 67% of the general common elements have consented and agreed to this Amendment. Alternatively, the Association has obtained approval for this proposed Amendment pursuant to the terms and conditions of the Colorado Common Interest Ownership Act.

I. As amended by this Amendment, the Original Declaration is referred to as the "Declaration."

NOW THEREFORE,

I. Amendments. The Original Declaration is hereby amended as follows:

(a) **Repeal and Removal.** Article XXVII is hereby repealed and removed in its entirety.

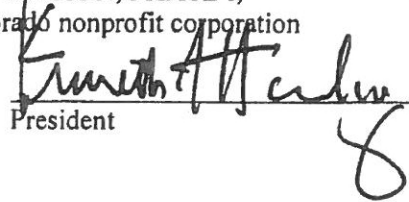
(b) **Repeal and Removal.** Article XXVIII is hereby repealed and removed in its entirety.

(c) **Repeal and Removal.** Article XXIX is hereby repealed and removed in its entirety.

(d) **Repeal and Removal.** Article XXX is hereby repealed and removed in its entirety.

II. No Other Amendments. Except as amended by the terms of this Amendment and previous amendments, the Declaration shall remain in full force and effect.

THE VAIL GOLFCOURSE TOWNHOMES
ASSOCIATION, PHASE I,
a Colorado nonprofit corporation

By: 

President

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing was acknowledged before me this 20th day of April,
2017, by Kenneth Harding, as President of The Vail Golfcourse Townhomes
Association, Phase I.

Witness my hand and official seal.

My commission expires: 07/05/2020

Carolyn A. Butterfield
Notary Public

