

WHEREAS, pursuant to the powers contained in Article XII, Amendments, Section 1 of the Bylaws, the Association wishes to amend the Bylaws as follows:

- Revise the designated offices
 - ▶ Change principal office mailing address
 - ▶ Change the registered office address to agent on file
- Remove Class B membership since such membership entitlement has expired
- Remove the requirement that proxy forms be notarized
- Revise nomination and election requirements for directors
 - ▶ Remove need for Nominating Committee
 - ▶ Remove Declarant right to designate and appoint the Board of Directors since such right has expired
 - ▶ Clarify how nominees are elected to the board of directors when number of nominees is greater than the number of open board positions
 - ▶ Allow election to board of directors at annual meeting without quorum reached if number of nominees is less than or equal to number of open board positions
- Clarify Board of Director duty to provide each homeowner an annual financial summary
- Remove option to provide written notice of Board of Director meetings by telegram, and add option to provide such notice by digital correspondence
- Include the feminine case whenever masculine case is used (i.e. his or her, he or she)

WHEREAS, a majority vote of homeowners who established quorum at the annual meeting held on January 29, 2019 approved this amendment.

NOW THEREFORE, the Bylaws are amended in the following respect:

1. Article I (Offices) is revised as indicated below:

The principal office mailing address of the corporation shall be located at 3000 South College Avenue PO Box 271153, Fort Collins, Colorado 80525, or at such other place as the Board of Directors shall from time to time designate and maintain on file with the Colorado Secretary of State.

The corporation may have such other offices, either within or without the State of Colorado, as the Board of Directors may designate or as the business of the corporation may require from time to time.

The name and address of the registered office agent of the corporation shall be maintained at 3000 South College Avenue, Fort Collins, Colorado 80525 on file with the Colorado Secretary of State.

The name and address of the registered office agent may be changed from time to time by the Board of Directors.

2. The Class B Membership is removed from Article III (Membership), Section 6 (Voting) as indicated below:

Section 6. Voting.

The Association shall have two has one remaining classes of voting memberships:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one(1) vote for each Lot owned. In the event any Lot is owned by two(2) or more persons or entities, whether by joint tenancy, tenancy in common, or otherwise, there shall be

one(1) vote per Lot and the several Owners of any one Lot must designate to the Association, in writing, which of the co-owners, or in the event of a corporation or other such Association, which of its representatives, shall be entitled to vote.

~~Class B. The Class B member shall be shall the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier:~~

~~(a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or~~

~~(b) On December 31, 1987.~~

There shall be no voting of fractional membership interests. Cumulative voting in the election of members of the Board of Directors shall not be permitted. Voting by mail shall be allowed in the manner provided in the Colorado Nonprofit Corporation Act. Votes by mail shall have the same effect as votes by written proxy.

3. The words "and notarized" are removed from Article III (Membership), Section 8 (Proxies) as indicated below:

Section 8. Proxies.

Votes may be cast in person or by written proxy. Proxies must be filed with the secretary before or at the appointed time of each meeting. All proxies must be in writing ~~and notarized~~ and may be either general or for a particular meeting. A proxy holder need not be an Owner. Every proxy shall be revocable and shall automatically cease on conveyance by the member of his ~~or her~~ Lot.

4. Article IV (Board of Directors), Section 1 (Nomination and Election of Directors) is revised as indicated below:

Section 1. Nomination and Election of Directors.

Nomination for election to the Board of Directors shall be made by a ~~Nominating Committee~~. ~~Nominations may also be made~~ members of the Association from the floor at the annual meeting to fill open or vacated seats. ~~The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members. Notwithstanding the foregoing, Declarant shall have the right to designate and appoint a Board of Directors for a period until 120 days after completion of conveyance from Declarant to Owners of title to 75% of the lots, or until 5 years after the recording of this Declaration, whichever occurs first.~~ ~~Nominees must be present at the annual meeting and affirm their willingness to volunteer and serve as a director. If the number of willing nominees is greater than the vacancies, then only those receiving the highest number of votes by a majority of the members present at the meeting in person or by proxy when quorum has been reached may be duly elected. If, however, the number of willing nominees is equal or less than the~~

vacancies, then they may be duly elected by a majority vote of members present at the meeting in person or by proxy, even if quorum has not been reached.

5. Article IV (Board of Directors), Section 2 (Powers and Duties), Item (I) is revised as indicated below:

(I) To prepare and deliver to each Owner at least ten(10) days prior to each annual meeting of members, a financial statement showing summarizing all receipts, expenses, or disbursements since the last such statement;

6. The option to provide written notice of Board of Director meetings by telegram is removed from, and the option to provide such notice by digital correspondence is added to Article IV (Board of Directors), Section 7 (Notice) as indicated below:

Section 7. Notice.

Notice of any special meeting shall be given at least three days previously thereto by written notice delivered personally, by digital correspondence, or mailed to each director at his or her business mailing address, or by telegram. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail so addressed, with postage thereon prepaid. If notice be given by telegram digital correspondence, such notice shall be deemed to be delivered when the recipient director returns a digital reply telegram is delivered to the telegraph company. Any director may waive notice of any meeting. The attendance of a director at a meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

Except as provided herein, all other terms of the Bylaws are hereby republished and reaffirmed.



J. F. Cook 2-12-19
James Cook, President

Jan Harvey 2-12-19
Jan Harvey, Secretary