

OF

VANCE TOWNHOUSE CONDOMINIUM ASSOCIATION

The name of the corporation shall be VANCE TOWNHOUSE CONDOMINIUM ASSOCIATION, and is hereinafter referred to as the Association.

SECTION 1OBJECT

1.1 The purpose for which this Association is formed is to govern and manage the condominium property situate in the County of Jefferson, State of Colorado, which property is described on the attached Exhibit "A", which by this reference is made a part hereof, and which property has been submitted to the provisions of the Condominium Ownership Act of the State of Colorado by a Declaration entitled "Declaration For Vance Townhouse Condominiums".

1.2 All present or future owners, tenants, future tenants or any other person using the facilities of the project in any manner are subject to the regulations set forth in these By-Laws. The mere acquisition or rental of any of the condominium units (hereinafter referred to as "Units") of the project or the mere act of occupancy of any of said units will signify that these By-Laws are accepted, ratified, and will be complied with.

SECTION 2MEMBERSHIP, VOTING, MAJORITY
OF OWNERS, QUORUM, PROXIES

2.1 Members. Membership in the Association shall consist of the following:

A. Any person acquiring an interest in the real property other than a mortgagee, beneficiary under trust deeds, or as a lien claimant, shall automatically become a member of this Association. Upon the sale or transfer of a unit by an owner, his membership shall terminate.

B. The Declarant under the Condominium Declaration for Vance Townhouse Condominiums, or its successors or assigns. This membership shall terminate in accordance with the terms of the Declaration.

2.2 Voting. Each owner of a unit shall be entitled to vote in the Association only such owner's percentage of ownership in each Unit owned by him multiplied by the undivided percentage interest in the general common elements appurtenant to such units. Provided, however, the Declarant under the Condominium Declaration for Vance Townhouse Condominiums shall be entitled to elect all of the members of the Board of Directors and to control the Corporation until the Declarant has transferred the condominium units to purchasers representing eighty (80) percent of the undivided interest in the common elements.

2.3 Majority of Unit Owners. As used in these By-Laws, the term "majority of unit owners" shall mean unit owners who own more than fifty percent (50%) of the undivided ownership of the general common elements.

with the presence in person or by proxy of more than twenty-five per cent (25%) of the votes of the membership of the Association, shall constitute a quorum. An affirmative vote of a majority of the votes entitled to be cast at a meeting, determined by the presence of the voters or by proxy, shall be required to transact business.

2.5 Proxies. Votes may be cast in person or by proxy. Proxies shall be in writing and the signatures must be witnessed or acknowledged. Proxies must be filed with the Secretary before the appointed time of each meeting.

SECTION 3

ADMINISTRATION, MEETING OF MEMBERS

3.1 Association Responsibilities. The owners of the units will constitute the Association, who will have the responsibility of administering the project through a Board of Directors.

3.2 Place of Meetings. Meetings of the Association shall be held at such place as the Board of Directors may determine.

3.3 Annual Meetings. The first and later annual meetings of the Association shall be held on the dates given on Exhibit "A". At such meetings there shall be elected by ballot of the owners a Board of Directors in accordance with the Requirements of Section 4.5 of these By-Laws. The owners may also transact such other business of the Association as may properly come before them.

3.4 Special Meetings. The President shall call a special meeting of the owners when so directed by resolution of the Board of Directors or upon presentation to the Secretary of a petition signed by a majority of the owners. No business shall be transacted at a special meeting except as stated in the notice unless by consent of three-fourths of the unit owners either in person or by proxy.

3.5 Notices. Notices of annual and special meetings shall be given by the President or Secretary of the Association by regular mail addressed to the registered addresses of the owners of the units at least fifteen (15) days prior to the date set for such meeting. Any such notice shall state the date, time and place of the meeting, and if the meeting is a special meeting, the purposes thereof. Waiver of notice, either in person or by proxy, and signed either before, at or after any meeting, shall be a valid substitute for service. The certificate of the President or Secretary that notice was duly given shall be prima facie evidence thereof.

3.6 Adjourned Meeting. If any meeting of owners cannot be organized because a quorum has not attended, the owners who are present either in person or by proxy, may adjourn the meeting to a time not less than forty-eight hours from the time the original meeting was called.

3.7 Order of Business. The order of business at all meetings of the owners of units shall be as follows:

- (a) Roll call.
- (b) Proof of notice of meeting or waiver of notice.
- (c) Reading of minutes of preceding meeting.
- (d) Reports of officers.
- (e) Reports of committees.
- (f) Election of Directors.
- (g) Unfinished business.
- (h) New business.

4.1 Number and Qualifications. The affairs of this Association shall be governed by a Board of Directors composed of not less than three nor more than seven persons. The persons named in Exhibit "A" shall act in such capacity, and shall manage the affairs of the Association until the first annual meeting and until their successors are elected. Except for those members of the Board of Directors elected by the Declarant as set forth below, any other members of the Board of Directors of the Association shall be Unit Owners.

4.2 Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of a first-class project.

4.3 Other Powers and Duties. The Board of Directors shall be empowered and shall have the following duties:

4.3.1 To administer and enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations and all other provisions set forth in the Declaration referred to in Section 1.1.

4.3.2 To establish, make and enforce compliance with such reasonable House Rules as may be necessary for the operation, use and occupancy of this condominium project with the right to amend same from time to time.

4.3.3 To keep or cause to be kept, in good order, condition and repair all of the general and limited common elements and all items of common personal property, if any.

4.3.4 To insure and keep in force insurance as provided in Article XV of the Condominium Declaration.

4.3.5 To fix, determine, levy and collect the monthly prorated assessments to be paid by each of the owners toward the gross expenses of the entire premises and by majority vote of the Board to adjust, decrease or increase the amount of the monthly assessments. To levy and collect special assessments whenever in the opinion of the Board it is necessary to do so in order to meet increased operating or maintenance expenses or costs, or additional capital expenses, or because of emergencies. All monthly or other assessments shall be mailed or delivered to the registered mailing address of the owner not later than on the first day of each month. The amount of any statement shall be due monthly thereafter without delivery of additional statements and any change in the amount of such assessment shall be reflected in subsequent statements delivered or mailed to each owner.

4.3.6 To collect delinquent assessments by suit or otherwise and to enjoin or seek damages from an owner as is provided in the Declaration and these By-Laws.

4.3.7 To protect and defend the entire premises from loss and damage by suit or otherwise.

4.3.8 To borrow funds but only when so authorized by 75% written consent and authority of all of the unit owners and the Declarant, if Declarant has a vote and when so authorized to execute all such instruments evidencing such indebtedness as is expressly authorized. Any such

authorized indebtedness shall be the several obligation of all of the unit owners only in the same proportion as their interest in the general common elements.

4.3.9 To enter into contracts within the scope of their duties and powers.

4.3.10 To establish a bank account for the common treasury and for all separate funds which are required or may be deemed advisable by the Board of Directors.

4.3.11 To keep and maintain full and accurate books and records showing all of the receipts, expenses or disbursements and to permit examination thereof at any reasonable time by each of the owners.

4.3.12 To prepare and deliver annually to each owner a statement showing in at least summary form all receipts, expenses or disbursements since the last such statement.

4.3.13 To meet at least semi-annually.

4.3.14 To designate the personnel necessary for the maintenance and operation of the general and limited common elements.

4.3.15 In general to carry on the administration of this Association and to do all of those things necessary and reasonable in order to carry out the communal aspect of condominium ownership.

4.4 Management Agent. The Board of Directors may employ for the Association a management agent at a compensation established by the Board to perform such duties and services as the Board shall authorize including, but not limited to, the duties listed in Section 4.3 hereof. Any management agreement shall be subject to Article XIII of the Declaration.

4.5 Election and Term of Office. At the organizational meeting of the Association, the initial Directors of the corporation shall be elected for a term which will expire on the first annual meeting of the Association. At each annual meeting, a Board of Directors shall be elected for a term of one year, and they shall serve until their successors have been elected and hold their first meeting; staggered terms of more or less than one year may be fixed.

4.6 Vacancies. Vacancies in the Board of Directors by any reason other than the removal of a Director by a vote of the Association shall be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum; and each person so elected shall be a Director until a successor is elected in the next annual meeting of the Association.

4.7 Removal of Directors. At any regular meeting or at any special meeting called for that purpose, any one or more of the Directors may be removed with or without cause, by a majority of all of the unit owners, and a successor then and there may be elected to fill the vacancy thus created. Any Director whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

4.8 Organization Meeting. The first meeting of a newly elected Board of Directors shall be held within ten days of election at such place as shall be fixed by the Directors at the meeting at which such Directors were elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, providing a majority of the whole Board shall be present.

4.9 Regular Meeting. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time, by a majority of the Directors but at least

Of regular meetings of the Board of Directors shall be given to each Director, personally or by mail, telephone or telegraph, at least three days prior to the day named for each meeting.

4.10 Special Meeting. Special meetings of the Board of Directors may be called by the President on three days' notice to each Director, given personally, or by mail, telephone or telegraph, which notice shall state the time, place (as hereinabove provided), and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of at least two Directors.

4.11 Waiver of Notice. Before, at or after any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

4.12 Quorum. At all meetings of the Board of Directors a majority thereof shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors there is less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

4.13 Fidelity Bonds. The Board of Directors may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

SECTION 5

OFFICERS

5.1 Designation. The officers of the Association shall be a President, a Vice-President, a Secretary-Treasurer, all of whom shall be elected by and from the Board of Directors.

5.2 Election of Officers. The officers of the Association shall be elected annually by the Board of Directors at the organization meeting of each new Board and shall hold office at the pleasure of the Board. One person may hold concurrently any two offices. The office of Vice-President need not be filled.

5.3 Removal of Officers. Upon an affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, with or without cause, and his successor elected at any regular meeting of the Board, or at any special meeting of the Board called for such purpose.

5.4 President. The President shall be the chief executive officer of the Association, and shall be a member of the Board of Directors. He shall preside at all meetings of the Association and the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of President of an Association including but not limited to the power to appoint committees from among the owners from time to time as he may in his discretion decide is appropriate to assist in the conduct of the affairs of the Association.

5.5 Vice-President. The Vice-President shall have all the powers and authority and perform all of the functions and duties of the President, in the absence of the President, or his inability for any reason to exercise such powers and functions or perform such duties.

Association; he shall have charge of such books and papers as the Board of Directors may direct; and he shall, in general, perform all the duties incident to the office of Secretary. The Secretary shall compile and keep up to date at the principal office of the Association, a complete list of members and their registered mailing addresses. Such list shall also show opposite each member's name the number or other appropriate designation of the apartment unit owned by such member. Such list shall be open to inspection by members and other persons lawfully entitled to inspect the same at reasonable times during regular business hours.

5.7 Treasurer. The Treasurer shall have responsibility for Association funds and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all monies and other valuable effects in the name, and to the credit, of the Association in such depositories as may from time to time be designated by the Board of Directors.

SECTION 6

INDEMNIFICATION OF OFFICERS AND MANAGERS

The Association shall indemnify every director or officer, his heirs, executors and administrators, against all loss, costs and expense, including counsel fees, reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a director or officer of the Association, except as to matters to which he shall be finally adjudged in such action, suit or proceeding to be liable for gross negligence or wilful misconduct. In the event of a settlement, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of gross negligence or wilful misconduct in the performance of his duty as such director or officer in relation to the matter involved. The foregoing rights shall not be exclusive of other rights to which such director or officer may be entitled. All liability, loss, damage, costs and expenses incurred or suffered by the Association by reason or arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Association as Common Expenses; provided, however, that nothing in this Section 6 contained shall be deemed to obligate the Association to indemnify any member or owner of a condominium unit, who is or has been a director or officer of the Association, with respect to any duties or obligations assumed or liabilities incurred by him under and by virtue of the Condominium Declaration for Vance Townhouse Condominiums of Lakewood as a member or owner of a condominium unit covered thereby.

SECTION 7

OBLIGATIONS OF THE OWNERS

7.1 Assessments. All owners shall be obligated to pay the monthly assessments imposed by the Association to meet the common expenses, in accordance with the terms of the Declaration, and payment thereof shall be made not later than on the 10th day following the mailing of the monthly statement to the registered mailing address of the owner. The amount of any statement shall be due monthly thereafter without delivery of additional statements and any change in the amount of such assessment shall be reflected in subsequent statements delivered or mailed to each owner. A member shall be deemed to be in good standing and entitled to vote at any annual or at a special meeting of members, within the meaning of these By-Laws, if and

only if he shall have fully paid all assessments made or levied against him and the condominium unit owned by him.

7.2 Maintenance and Repair.

7.2.1 Except as provided in the Declaration, every owner must perform promptly at his own expense all maintenance and repair work within his own unit and limited common elements which if omitted would affect the project in its entirety or in part belonging to other owners.

7.2.2 All the repairs of internal installations of the unit such as water, light, gas, power, sewage, telephones, sanitary installations, doors, windows, electrical fixtures, and all other accessories, equipment belonging to the unit and including appurtenant limited common elements, shall be at the owner's expense.

7.2.3 An owner shall be obligated to reimburse the Association or another unit owner promptly upon receipt of a statement for any expenditures incurred by the Association or other unit owner or both in repairing, replacing or restoring any general common elements or the interior or any part of an apartment unit damaged as a result of negligent or other tortious conduct of such owner, a member of his family, his agent, employee, invitee, licensee or tenant.

7.3 Mechanic's Lien. Each owner agrees to indemnify and to hold each of the other owners harmless from any and all claims of mechanic's lien filed against other units and the appurtenant general common elements for labor, materials, services or other products incorporated in the owner's unit. In the event suit for foreclosure of mechanic's lien is commenced, then within 120 days thereafter such owner shall be required to deposit with the Association cash or negotiable securities equal to the amount of such claim plus interest for one year together with the sum of One Hundred Dollars. Such sum or securities shall be held by the Association pending final adjudication or settlement of the claim or litigation. Disbursements of such funds or proceeds shall be made by the Association to insure payment of or on account of such final judgment or settlement. Any deficiency shall be paid forthwith by the subject owner, and his failure to so pay shall entitle the Association to make such payment, and the amount thereof shall be a debt of the owner and a lien against his condominium unit which may be foreclosed as is provided for in the Declaration.

7.4 General.

7.4.1 Each owner shall comply strictly with the provisions of the Condominium Declaration for Vance Townhouse Condominiums. Restrictions on sale and leasing of units are in the Declaration.

7.4.2 Each owner shall always endeavor to observe and promote the cooperative purposes for the accomplishment of which Vance Townhouse Condominiums project was established.

7.5 Use of Units - Internal Changes.

7.5.1 Units shall be utilized for such purposes only as may be permitted in the Declaration.

7.5.2 An owner shall not make interior modifications or alterations to his unit or installations located therein without previously notifying the Association in writing through the Managing Agent, or if no Managing Agent is employed, then through the President of the Board of Directors. The Association shall have the obligation to answer within ten days after receipt of such notice and

7.6 Use of General Common Elements and Limited Common Elements. Each owner may use the general common elements and the limited common elements in accordance with the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other owners.

7.7 Right of Entry.

7.7.1 An owner shall grant the right of entry to the Managing Agent or to any other person authorized by the Board of Directors in case of any emergency originating in or threatening his unit, whether the owner is present at the time or not.

7.7.2 An owner shall permit the other owners, or their representatives, when so required, to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services, provided that requests for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate.

* 7.8 Rules and Regulations.

7.8.1 No resident of the project shall place any advertisement, or posters of any kind or on the project except as authorized by the Association. Provided, however, that this shall not apply to the Association or the Declarant.

7.8.2 Owners and occupants of condominium units shall exercise extreme care to avoid making or permitting to be made loud or objectionable noises, and in using or playing or permitting to be used or played, musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants or other occupants of condominium units.

* 7.8.3 It is prohibited to hang garments, rugs and other materials from the windows or to allow unsightly objects or junked vehicles or trash on the patio or parking areas.

7.8.4 It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes.

* 7.8.5 No owner, resident or lessee shall install wiring for electrical or telephone installations, television antenna, machines or air-conditioning units on the exterior of the project or that protrude through walls or windows or the roof of the project except as expressly authorized by the Association.

* 7.8.6 Each unit owner is permitted to plant, at his expense, the area bounded between an extended straight line from each patio divider beyond the driveway but within the perimeter fence; and he may plant in any fixed planter on the patio area. The Association may cause such planting, if the areas and planters are not maintained by the unit owner.

* 7.8.7 No pets or animals shall be kept on the project.

* 7.8.9 There is to be no parking in the driveways. Any campers, trailers, boats or other powered or unpowered vehicles, other than family automobiles, will not be allowed in the common parking areas. These vehicles must be placed

in a designated area, and the Association shall have the right to charge a nominal rental for the use of said parking area. The Association assumes no responsibility for damage or theft to vehicles parked in said designated area.

7.8.10 Noisy vehicles shall not be permitted on the premises; excessive oil drippage on parking areas shall be avoided.

7.8.11 Owners may install their own drapes in the units, but such drapes must have a white backing showing from the outside of any windows or patio doors.

* 7.8.12 The Board of Directors or the Managing Agent reserves the power to establish, make and enforce compliance with such additional House Rules as may be necessary for the operation, use and occupancy of this condominium project with the right to amend same from time to time.

7.9 Power of Attorney. Each owner shall, upon becoming an owner of a condominium unit, execute a power of attorney in favor of the Association, irrevocably appointing the Association his attorney-in-fact to maintain, repair and improve the buildings and general and limited common elements, and to deal with the owner's condominium unit upon its destruction or obsolescence as is provided in the Declaration. The purpose of such execution shall be more fully to evidence such appointment, but failure to execute such power of attorney shall in no way derogate from the appointment provided in said Declaration.

* SECTION 8

AMENDMENTS

These By-Laws may be amended by the Association members at a duly constituted meeting for such purpose, and no amendment shall take effect unless approved by 75% of the owners. The notice of such meeting shall contain a summary of the proposed changes, or a copy of such proposed changes. Provided, however, as long as the Declarant is in control of the selection of the Board of Directors of the Association as provided for in these By-Laws and the Articles of Incorporation, the Declarant may amend these By-Laws so long as a copy of any change is mailed to the registered address of each owner. No material amendment to these By-Laws will be made unless all first mortgagees give their approval to said amendment in writing.

* SECTION 9

MORTGAGES

9.1 Notice to Association. An owner who mortgages his unit shall notify the Association through the Managing Agent, if any, or the President of the Board of Directors, giving the name and address of his mortgagee. The Association shall maintain such information in a book entitled "Mortgagees of Units".

9.2 Notice of Unpaid Assessments. The Association shall at the request of a mortgagee of a unit report any unpaid assessments due from the owner of such unit, and shall give mortgagees and other notices as are required by the Declaration.

SECTION 10

EVIDENCE OF OWNERSHIP, REGISTRATION OF MAILING ADDRESS AND REQUIRED PROXIES

10.1 Proof of Ownership. Any person on becoming an owner of a condominium unit shall furnish to the Managing Agent or Board of Directors a photocopy or a certified copy of the recorded instrument vesting that person with an interest or ownership, which instrument shall remain in the files of the Association. A member shall not be deemed to be in good standing nor shall he be entitled to vote at any annual or at a special meeting of members unless this requirement is first met.

10.2 Registration of Mailing Address. The owners of each condominium unit shall have one and the same registered mailing address to be used by the Association for mailing of monthly statements, notices, demands, and all other communications, and such registered address shall be the only mailing address of a person or persons, firm, corporation, partnership, association or other legal entity or any combination thereof to be used by the Association. Such registered address of a condominium unit owner or owners shall be furnished by such owners to the Secretary within five days after transfer of title, such registration shall be in written form and signed by all of the owners of the condominium unit or by such persons as are authorized by law to represent the interests of (all of) the owners thereof. If no such address is registered or if all of the owners cannot agree, then the address of the unit shall be the registered address until another registered address is furnished as permitted under this Section. Registered addresses may be changed from time to time by similar designation.

* 10.3 Required Proxies. If title to a condominium unit is held by more than one person or by a firm, corporation, partnership, association or other legal entity, or any combination thereof, such owners shall execute a proxy appointing and authorizing one person or alternate persons to attend all annual and special meetings of members and thereat to cast whatever vote the owner himself might cast if he were personally present. Such proxy shall be effective and remain in force unless voluntarily revoked, amended or sooner terminated by operation of law; provided, however, that within thirty days after such revocation, amendment or termination the owner shall reappoint and authorize one person or alternate persons to attend all annual and special meetings as is provided by this Section 10.3.

10.4 The requirement contained in this Section shall be first met before an owner of a condominium unit shall be deemed in good standing and entitled to vote at any special or annual meeting of members.

SECTION 11

COMPLIANCE

These By-Laws are intended to comply with the requirements of the Colorado Condominium Ownership Act. If any of these By-Laws conflict with the provisions of said statute, the provisions of the statute will apply.

SECTION 12

This Association is not organized for profit. No member, member of the Board of Directors, or person from whom the Association may receive any property or funds shall receive or shall

be lawfully entitled to receive any pecuniary profit from the operation thereof, and in no event shall any part of the funds or assets of the Association be paid as salary or compensation to, or distributed to, or inure to the benefit of any member of the Board of Directors; provided, however, always- (1) that reasonable compensation may be paid to any member or manager while acting as an agent or employee of the Association for services rendered in effecting one or more of the purposes of the Association, and (2) that any member or Director may, from time to time, be reimbursed for his actual and reasonable expenses incurred in connection with the administration of the affairs of the Association.

SECTION 13

MAINTENANCE RESPONSIBILITY OF ASSOCIATION

The Association shall have the duty of maintaining and repairing all of the common elements within the project, except air conditioning compressor units which are limited common elements, appurtenant to a Unit. The cost of said maintenance and repair shall be a common expense of all of the owners. The Association shall not need the prior approval of its members to cause such maintenance or repairs to be accomplished, notwithstanding the cost thereof.

SECTION 14

BOOKS AND RECORDS

Any holder of a mortgage on a Unit and/or a Unit Owner shall have the right to examine the books and records of the Association during normal business hours, and upon the payment of a reasonable fee, any Unit Owner shall be furnished a statement of his account setting forth the amount of any unpaid assessments or other charges due and owing from such Owner.

SECTION 15

SEAL

The corporate seal shall consist of concentric circles with the name of the corporation and the word "Colorado" between and with the word "Seal" in the center.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this _____ day of _____, 1979.

BOARD OF DIRECTORS

The undersigned Secretary of VANCE TOWNHOUSE CONDOMINIUM ASSOCIATION, a Colorado corporation not for profit, does hereby certify that the above and foregoing By-Laws were duly adopted by the Board of Directors as the By-Laws of said corporation on the _____ day of _____, 1979, and that they do now constitute the By-Laws of said corporation.

Dated: _____

Secretary

STATE OF COLORADO

CIVIL RIGHTS DIVISION

JACK LANG y MARQUILZ, Director

Department of Regulatory Agencies

Steven V. Berson
Executive Director



Roy Romer
Governor

December 17, 1992

Fran Schmitt, President
Vance Townhouse Condominiums
1389 Vance Street
Lakewood, CO 80215

Dear Ms. Schmitt:

This will serve to confirm our conversation of yesterday, in which we discussed that the age restrictions in your condominium declarations appear to violate both federal and state fair housing laws. Congress amended the federal Fair Housing Act, effective in March of 1989, to make it illegal to discriminate against families with children. The State of Colorado amended its law in 1990 to add the same language.

As we discussed, there is an exemption for certain kinds of senior communities, but, from your description of the tenants and the complex, the Vance Townhomes do meet any of the exemptions. A complex either: 1) must be run under a federal or state program; 2) have all residents over the age of 62 or, 3) have 80% of the units with one person over the age of 55 and provide "significant facilities and services specifically designed to meet the physical or social needs of older persons." You stated that you thought at least 80% of the units had at least one person over the age of 55, but there were no facilities provided, and no services provided except the ordinary maintenance provided by all condominium associations. If you do not meet the requirement for "significant facilities and services" you cannot refuse to sell to families with children, even if the complex meets the age requirement.

I am enclosing both a copy of the law and the federal regulations which explain more fully what is meant by "significant facilities and services."

As we also discussed today, the Condominium Association should take some action to remove the covenants or, if this cannot be accomplished, have a resolution passed by the board saying they are no longer legal and enforceable and deliver a copy to each owner. The former would be the best step to take because, if a real estate agent or any of the owners deliberately or accidentally gives the impression to a prospective buyer that children are not allowed, the homeowner's association could be named as a respondent in a civil rights charge. As one last caution, I feel I should inform you that it is also illegal to make any statements that children are not welcome there, or that the complex is not suited for children.

Sincerely,

Nancy R. Snow

Nancy R. Snow
Housing Compliance Specialist

copies to Robert Pierce, atty., Lance Rommerdahl, *Real Estate Matters Division*
for negotiation

0507A

1560 Broadway, Suite 1050 ■ Denver, Colorado 80202-5143
(303) 894-2997

Fax# (303) 894-7830 ■ TTY# (303) 894-7832 ■ 1-800-262-4845 (Colorado only)

VANCE TOWNHOUSE CONDOMINIUM ASSOCIATION
1381 VANCE STREET
LAKEWOOD, COLORADO 80215

December 28, 1992

TO: All Owners of Vance Townhouse Condominiums
and any other interested parties

FROM: Fran Schmitt, President of Vance Townhouse Condominium
Association

RE: Federal Fair Housing Act

Enclosed please find copy of minutes of a meeting of the board of directors of the Vance Townhouse Condominium Association which was held on the 28th day of December, 1992.

I believe the minutes clearly set forth the status of matters relating to occupancy of the condominiums based upon age requirements.

If you have any questions concerning this matter, please feel free to contact me.

Best regards.

Very truly yours,

VANCE TOWNHOUSE CONDOMINIUM
ASSOCIATION



Fran Schmitt, President

lsj
enclosure

P.S. Please attach to your declaration and by-laws.

MINUTES OF MEETING
OF BOARD OF DIRECTORS
OF VANCE TOWNHOUSE
CONDOMINIUM ASSOCIATION

A meeting of the board of directors of Vance Townhouse Condominium Association was held on the 28 day of December, 1992.

The following members of the board of directors were present at the time said meeting was convened:

Fran Schmitt - President
Donna Burke - Vice President
Clair Meyenfeldt - Treasurer
Geraldine Hilden - Secretary
Virginia Simmons
Martha Hargan
Jean Houston

It was determined that a quorum was present and the meeting was called to order for the conduct of business.

The first matter to come before the board concerned the provisions of the condominium declarations which provide in part that, "the units shall be occupied and used by a resident head of family who shall be not less than thirty-five years of age; and any resident children occupying said units shall not be below the age of eighteen."

It has been called to the attention of the board that after the adoption of the declarations, the United States Congress amended the Federal Fair Housing Act, effective March of 1989 to provide that it is unlawful to refuse to sell or rent property to a person because race, color, religion, sex, familial status, or national origin. Familial status means one or more individuals who have not attained the age of 18 years being domiciled with a parent or other custodian or a designee of such parent or custodian. In other words, the statute makes it unlawful to refuse to rent or sell to someone because the property would be occupied by one or more children. There are exemptions which apply to housing for "older persons", however, it does not appear that the Vance Townhouse Condominiums would qualify for either exemption. In 1990 the state of Colorado amended the state law to conform to the federal law.

Fran Schmitt, president of the association, has been contacted by the Civil Rights Division of the State of Colorado and had received a letter dated December 17, 1992 from Nancy R. Snow, housing compliance specialist. In said letter, the Civil

Rights Division takes the position that Vance Townhouse Condominiums do not qualify for the age 62 or age 55 exemptions. The Civil Rights Division in said letter asks that the association take some action to remove the covenants or if that cannot be accomplished, to pass a resolution by the board of directors stating that the covenants are no longer legal or enforceable and to deliver a copy to each owner.

This matter has been reviewed by an attorney. Since the covenants can be amended only by vote of 85% of the owners and first mortgagees of the condominiums, such amendment does not appear practicable. It is therefore recommended that the board pass a resolution authorizing and directing the president and/or the secretary of the association to give notice to all condominium owners of the position taken by the Civil Rights Division. It was further suggested that the board of directors advise all owners that the board of directors of the association can and will do nothing which would be in contravention of federal or state laws and that any such action on the part of any owner might have substantial adverse results and could cause the imposition of various penalties.

NOW, THEREFORE, it is RESOLVED by the board of directors as follows:

"The Association shall send a letter to each of the owners of the Vance Townhouse Condominiums advising them of the matters discussed at this meeting, sending them a copy of the minutes of this meeting and requesting that the owners comply with the federal and state housing laws."

"The board of directors and the association shall take no action which shall be in violation of state and federal housing laws."

"The owners are further warned that the Civil Rights Division has stated that it is illegal to make any statements that children are not welcome at the Vance Townhouse Condominiums or that the complex is not suited for children."

This resolution was approved by unanimous vote of the members of the board of directors.

SIGNED this 28th day of December, 1993.

BOARD OF DIRECTORS OF VANCE
TOWNHOUSE CONDOMINIUM ASSOCIATION

By: Frances G. Schmitt
Frances G. Schmitt

By: Donna Burke
Donna Burke

By: Absent - out of state
Clair Meyenfeldt

By: Geraldine Hilden
Geraldine Hilden

By: Virginia Simmons
Virginia Simmons

By: Martha Hargan
Martha Hargan

By: Jean Houston
Jean Houston

CERTIFICATION

The undersigned, as secretary of the Vance Townhouse Condominium Association hereby certifies the foregoing minutes correctly reflect action taken and the resolutions adopted by the board of directors of the association, that the minutes have been signed by all directors, and that the same have been included in the official minutes of the association.

SIGNED this ___ day of Jan, 1993.

Geraldine Hilden, Secretary