

AFTER RECORDING RETURN TO:
Altitude Community Law P.C.
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Lakewood, CO 80228
Attn: Elina B. Gilbert, Esq.

**LIMITED AMENDMENT
TO THE
CONDOMINIUM DECLARATION FOR
VANCE TOWNHOUSE CONDOMINIUMS**

This LIMITED AMENDMENT TO THE CONDOMINIUM DECLARATION FOR VANCE TOWNHOUSE CONDOMINIUMS (the "Limited Amendment") is made this 2 day of January, 2018. 2019

RECITALS

A. NorLynn Investment Corporation (the "Declarant") created the Vance Townhouse Condominium community (the "Community") by recording that certain Condominium Declaration for Vance Townhouse Condominiums in the real property records of the County of Jefferson, State of Colorado, at Reception No. 79061452, on July 11, 1979 (the "Declaration").

B. The Declaration provides for and allows for this Limited Amendment in Article XVII, which provides in relevant part:

... this Declaration shall not be revoked or amended unless owners representing the aggregate ownership interest of eight-five [sic] percent (85%) or more in the general common elements and all holders of recorded first mortgages or first deeds of trust encumbering condominium units consent thereto 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 eighty-five percent (85%) or more owners representing the aggregate ownership interest in the general common elements is now void, and the amendment requirement for the Declaration with respect to owner approval is now sixty-seven percent (67%) or more of the votes allocated in the Vance Townhouse Condominium Association (the "Association").

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

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

F. The purposes of this Limited Amendment are (i) to remove language in the Article XXXIV of the Declaration that violates federal and state law with respect to familial discrimination in the Community; and (ii) remove cumbersome voter-approval requirements contained in Article XVII with respect to amendments to the Declaration.

G. The undersigned, being the President of the Association, hereby certifies that the Association has obtained for this Limited Amendment: (i) the affirmative vote or agreement of owners to which sixty-seven percent (67%) or more of the votes in the Association are allocated and (ii) the approval of all holders of recorded first mortgages or first deeds of trust encumbering condominium units. Alternatively, the Association has obtained approval for this Limited Amendment pursuant to the terms and conditions of the Colorado Common Interest Ownership Act.

AMENDMENT

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

(a) Repeal. The paragraph contained in Article XXXIV and found at the bottom of page forty (40) of the Declaration, which begins with the phrase "It is the intention of the Declaration" and ending with the phrase "children occupying said units shall not be below the age of eighteen" is hereby repealed in its entirety and the reformed Article XXXIV shall be read as if this paragraph no longer contained in Article XXXIV of the Declaration.

(b) Repeal and Restatement. Article XVII is hereby repealed in its entirety and the following Article XVII is substituted:

Any provision, covenant, condition, restriction or equitable servitude contained in this Declaration may be amended, revised, removed or repealed, and new provisions, covenants, conditions, restrictions or equitable servitudes may be added, at any time and from time to time upon approval of at least sixty-seven percent (67%) of the votes in the Association and with the written consent of the Association. Notice of any meeting at which a proposed amendment will be considered shall state the fact of consideration and the subject matter of the proposed amendment. The amendment or repeal shall be effective upon the recordation in the office of the Clerk and Recorder of Jefferson County, State of Colorado, of a certificate setting forth the amendment in full and certifying that the amendment has been approved as set forth above, and containing the written consent and approval of the Association.

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

Signature Page Follows.

IN WITNESS WHEREOF, this Limited Amendment is executed by the undersigned parties.

VANCE TOWNHOUSE CONDOMINIUM
ASSOCIATION, a Colorado nonprofit corporation

By: Neil McGinley
President

STATE OF COLORADO)
COUNTY OF Jefferson) ss.

2019 The foregoing was acknowledged before me this 2 day of January, 2018, by Neil McGinley, President of the Vance Townhouse Condominium Association, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 02/11/2021



Dana Marie Counts
Notary Public