

Change
1977

11

BY-LAWS OF
GLEN RIDGE SQUARE
CONDOMINIUM ASSOCIATION

ARTICLE 1

Object

1.01 Purpose. The purpose for which this non-profit corporation, which is herein referred to as the Association, is formed is to govern the Condominium Project situate in the County of Adams, State of Colorado, which is known as Glen Ridge Square Condominiums, and which Project has been submitted to the provisions of the Condominium Ownership Act of the State of Colorado by recorded Condominium Declaration.

1.02 Owners Subject to By-Laws. All present or future owners, tenants, future tenants, or any other person that might use in any manner the facilities of the Project located on the condominium property are subject to the regulations set forth in these By-Laws. The mere acquisition or rental of any of the condominium units (hereafter 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.

ARTICLE 2

Membership, Voting, Majority of Owners, Quorum, Proxies

2.01 Membership. Ownership of a condominium unit is required in order to qualify for membership in this Association. Any person on becoming an owner of a condominium unit shall automatically become a member of the Association and be subjected to these By-Laws. Such membership shall terminate without any formal Association action whenever such person ceases to own a Condominium Unit, but such termination shall not relieve or release any such former owner from any liability or obligation incurred under or in any way connected with this Association during the period of such ownership and membership in this Association, or impair any rights or remedies which the Board of Managers of the Association or others may have against such former owner and member arising out of or in any way connected with ownership and membership and the covenants and obligations incident thereto. No certificates of stock shall be issued by the Association, but the Board of Managers may, if it so elects, issue membership cards to the condominium units. Such membership cards shall be surrendered to the Secretary whenever ownership of the condominium unit designated thereon shall terminate.

1-10-77

2.02 Definition of Percentage. As used in these By-Laws the term "majority of unit owners" shall mean those owners of more than fifty percent (50%) of the undivided interests of the common elements of the Condominium Project. Whenever a percentage of owners is stated herein, such percentage shall mean the total number of owners' votes, weighed according to each such owner's interest in the common elements of the Condominium Project.

5011
2.03 Quorum. Except as otherwise provided in these By-Laws, the presence in person or by proxy of a "majority of unit owners" as defined in paragraph 2.02 of this Article shall constitute a quorum. An affirmative vote of a majority of the unit owners present, either in person or by proxy, shall be required to transact business.

2.04 Proxies. Votes may be cast in person or by proxy. Proxies must be filed with the Secretary before the appointed time of each meeting.

ARTICLE 3

Administration

3.01 Association Responsibilities. The owners of the units will constitute Glen Ridge Square Condominium Association, herein referred to as the "Association," which will have the responsibility of administering the project through a Board of Managers.

3.02 Place of Meeting. Meetings of the Association shall be held at such place as the Board of Managers may designate.

3.03 Annual Meeting. The first annual meeting of the Association shall be held within one year after the date of the adoption of these By-Laws. Thereafter the annual meetings of the Association shall be held on a date selected by the Board of Managers between December 15 of each year and January 15 of each succeeding year. At such meetings there shall be elected by ballot of the owners a Board of Managers in accordance with the requirements of paragraph 4.05 of these By-Laws. The owners may also transact such other business of the Association as may properly come before them. *SH N. 1st - To END OF EB. Amendment 2-7-76*

3.04 Special Meetings. It shall be the duty of the President to call a special meeting of the owners as directed by resolution of the Board of Managers or upon a petition signed by at least 50% of the owners and having been presented to the Secretary. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice unless by consent of 75% of the owners present, either in person or by proxy. Any such meeting shall be held within 30 days after receipt by the President of such resolution or petition.

3.05 Notice of Meetings and Waiver. It shall be the duty of the Secretary to mail a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each owner of record, at least 10 days prior to such meeting. The mailing of a notice in the manner provided in this paragraph shall be considered notice served. Any owner may waive notice, and the presence of an owner at any meeting of the owners shall be deemed such a waiver.

3.06 Adjourned Meetings. If any meetings of owners cannot be organized because a quorum has not been obtained the owners who are present, either in person or by proxy, may by a majority adjourn the meeting, from time to time, until a quorum is obtained.

3.07 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.
- (d) Reports of officers.
- (e) Reports of committees.
- (f) Election of managers.
- (g) Unfinished business.
- (h) New business.

ARTICLE 4

Board of Managers

4.01 Number and Qualification. The affairs of the Association shall be governed by a Board of Managers as provided in the Articles of Incorporation. The number of Managers may be increased or decreased by amendment of these By-Laws; provided, however, that the number of Managers shall not be reduced to less than three nor increased to more than ten. Until the first meeting of the Association, the Board of Managers shall consist of the following persons:
Sol Dichter, Stephen Boruchin, Rik Fulscher

At such first meeting there shall be elected any three members of the Association to the Board of Managers, who shall thereafter govern the affairs of this Association.

4.02 Powers and Duties. The Board of Managers 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 residential condominium project. The Board of Managers may do all such acts and things as are not by law or by the Articles of Incorporation or these By-Laws or by the Condominium Declaration directed to be exercised and done by the owners.

4.03 Other Powers and Duties. The Board of Managers shall be empowered and shall have the duties as follows:

(a) All powers granted to the Association in Article 4 of the Articles of Incorporation.

(b) To borrow funds in order to pay for any expenditure or outlay required pursuant to the authority granted by the provisions of the recorded Declaration and to execute all such instruments evidencing such indebtedness as the Board of Managers may deem necessary, and such indebtedness shall be the several obligation of all of the owners of the same proportion as their interest in the general common elements; provided, however, that the Board shall not borrow more than \$1,000 or cause the Association to be indebted for more than \$1,000 at any one time without the prior approval of the members.

(c) 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 Managers.

(d) 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, and upon affirmative vote of at least 50% of the members to cause a complete audit to be made of the books and accounts by a competent certified public accountant.

(e) To prepare and deliver annually to each owner a statement showing all receipts, expenses, or disbursements since the last such statement.

(f) 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 governing and the operation of this condominium property.

4.04 Managing Agent. The Board of Managers may employ for the Association a Managing Agent at a compensation established by the Board, to perform such duties and services as the Board shall authorize.

4.05 Election and Term of Office. At the first annual meeting of the Association the term of office of one Manager shall be fixed for three years. The term of office of one Manager shall be fixed at two years, and the term of office of one Manager shall be fixed at one year. At the expiration of the initial term of office of each respective Manager, his successor shall be elected to serve a term of three years. The Managers shall hold office until their successors have been elected and hold their first meeting.

4.06 Vacancies. Vacancies in the Board of Managers caused by any reason other than the removal of a Manager by a vote of the Association shall be filled by decision of the remaining Managers, even though they may constitute less than a quorum; and each person so elected shall be a Manager until a successor is elected at the next annual meeting of the Association.

4.07 Removal of Managers. At any regular or special meeting duly called, any one or more of the Managers may be removed with or without cause by a majority of the owners, and a successor may then and there be elected to fill the vacancy thus created. Any Manager whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

4.08 Organizational Meeting. The first meeting of a newly elected Board of Managers shall be held within 15 days of election at such place as shall be fixed by the Managers at the meeting at which such Managers were elected, and no notice shall be necessary to the newly elected Managers in order legally to constitute such meeting, providing a majority of the whole Board shall be present.

4.09 Regular Meetings. Regular meetings of the Board of Managers may be held at such time and place as shall be determined, from time to time, by a majority of the Managers, but at least one such meeting shall be held each year. Notice of regular meetings of the Board of Managers shall be given to each Manager, personally or by mail, telephone or telegraph, at least 3 days prior to the day named for such meeting.

4.10 Special Meetings. Special meetings of the Board of Managers may be called by the President on 3 days' notice to each Manager, given personally, or by mail, telephone, or telegraph, which notice shall state the time, place (as hereinabove provided) and purpose of the meeting.

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

4.12 Board of Managers' Quorum. At all meetings of the Board of Managers, a majority of the Managers shall constitute a quorum for the transaction of business, and the acts of the majority of the Managers present at a meeting at which a quorum is present shall be the acts of the Board of Managers. If, at any meeting of the Board of Managers, there be 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 Managers 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.

ARTICLE 5

Officers

5.01 Designation. The officers of the Association shall be a President, Vice President, a Secretary and a Treasurer, and Assistant Secretaries, the number of which may be designated from time to time, all of whom shall be elected by the Board of Managers. *MUST BE RESIDENTS*

5.01 B. All Officers must be residents. Amendment 2-7-76

5.02 Election of Officers. The officers of the Association shall be elected annually by the Board of Managers at the organization meeting of each new Board and shall hold office at the pleasure of the Board. One person may hold concurrently the office of Vice President and Secretary or Vice President and Treasurer, but the President shall serve only in the office of President and the offices of Secretary and President shall not be held concurrently by one person.

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

5.04 President. The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Managers. He shall have all of the general powers and duties which are usually vested in the office of president of a non-profit corporation, including but not limited to the power to appoint committees from among the members from time to time as he may in his discretion decide is appropriate to assist in the conduct of the affairs of the Association or as may be established by the Board or by the members of the Association at any regular or special meetings.

5.05 Vice President. The Vice President shall have all the powers and authority and perform all 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.

5.06 Secretary. The Secretary shall keep all the minutes of the meetings of the Board of Managers and the minutes of all meetings of the Association; he shall have charge of such books and papers as the Board of Managers 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 last-known addresses as shown on the records of the Association. Such list shall also show opposite each member's name the number or other appropriate designation of the unit owned by such member, the undivided interest in the general common elements and a description of the limited common elements assigned for exclusive use in connection with such unit. Such list shall be open to inspection by members and other persons lawfully entitled to inspect the same at reasonable times.

5.07 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 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 Managers, and shall pay all charges and obligations of the Association before the same shall become delinquent.

ARTICLE 6

Indemnification of Officers and Managers

6.01 The Association shall indemnify every manager, officer, managing agent, their respective successors,

personal representatives and heirs, against all loss, costs and expenses, 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 manager, officer or managing agent of the Association, except as to matters as to which he shall be finally adjudged in such action, suit or proceeding to be liable for negligence or willful 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 negligence or willful misconduct in the performance of his duty as such manager, officer or foregoing rights shall not be exclusive of other rights to which such manager, officer or managing agent may be entitled. All liability, loss, damage, cost and expense incurred or suffered by the Association by reason of 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 Article 6 contained herein shall be deemed to obligate the Association to indemnify any member or owner of a condominium unit who is or has been a manager or officer of the Association with respect to any duties and obligations assumed or liabilities incurred by him under and by virtue of the Condominium Declaration.

ARTICLE 7

Amendments to Plan of Condominium Ownership

7.01 By-Laws. These By-Laws may be amended by the Association at a duly constituted meeting for such purpose, and no amendment shall take effect unless approved by owners representing at least a majority of the aggregate interest of the undivided ownership of the general common elements and the notice of said meeting shall specify the nature of any proposed amendment or amendments.

ARTICLE 8

Mortgages

8.01 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 Managers, giving the name and address of his mortgagee. The Association shall maintain such information in a book entitled "Mortgagees of Units."

8.02 Notice of Unpaid Assessments. The Association shall at the request of a mortgagee of a unit report any unpaid assessment.

8.03 Examination of Books. Each unit owner and each mortgagee of a condominium unit shall be permitted to examine the books of account of the Association at reasonable times, on business days, but not more often than once each month.

ARTICLE 9

Evidence of Ownership, Registration of Mailing Address and Required Proxies

9.01 Proof of Ownership. Except for those owners who initially purchase a condominium unit from Declarants, any person on becoming an owner of a condominium unit shall furnish to the Managing Agent or Board of Managers a photocopy or a certified copy of the recorded instrument vesting that person with the interest of 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.

9.02 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 5 days after transfer of title, or after a change of address, and 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 interest of all of the owners thereof.

9.03 Designation of Voting Representative - Proxy. If a condominium unit is owned by one person, his right to vote shall be established by the record title thereto. 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.

9.04 Association Address. The address of the Association shall be as specified by the Board of Managers at the first meeting of the Board, and notice thereof shall be given to all owners and first mortgagees.

ARTICLE 10

Obligation of the Owners

10.01 Assessments. 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. *\$ 5 late fines. 30 days ext.*

to remit.

(Add Section B.)

also condition of \$5.00 to be assessed if the payment is not received within 30 days of due date. Assessed 11-15-70

10.02 Maintenance and Repair.

(a) Every owner must perform promptly at his own expense all maintenance and repair work within his own unit.

(b) An owner shall be obligated to reimburse the Association promptly upon receipt of its statement for any expenditures incurred by it in repairing or replacing any general or limited common elements damaged by his negligence or by the negligence of his tenants, invitees or agents.

10.03 General. Each owner shall comply strictly with the provisions of the recorded Condominium Declaration. Each owner shall always endeavor to observe and promote the cooperative purposes for the accomplishment of which this Condominium Project was built.

10.04 Use of Units - Internal Changes.

(a) All units shall be utilized for private residential purposes only.

(b) Other than Declarant prior to completion of the project, an owner shall not make structural modifications or alterations to his unit or installations located therein without the written approval of the Board of Managers. The Board of Managers shall be notified in writing of the intended modifications through the President of the Board of Managers.

10.05 Rules and Regulations.

(a) The initial rules and regulations, which shall be effective until amended or supplemented by the Board of Managers, are annexed hereto and made a part hereof as Exhibit A.

(b) The Board of Managers reserves the power to establish, make and enforce a 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. Copies of such rules and regulations shall be furnished to each unit owner prior to the date when the same shall become effective.

ARTICLE 11 *Void, amended 1-18-77*

Abatement and Enjoinment of Violations by Unit Owners

11.01 Abatement and Enjoinment. The violation of any rule or regulation adopted by the Board of Managers, or the breach of any By-Law, or the breach of any provision of the Declaration, shall give the Board of Managers or the Managing Agent the right, in addition to any other right set forth therein, (i) to enter the unit in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting unit owner, any person, structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions thereof, and the Board of Managers or Managing Agent shall not be deemed guilty in any manner of trespass,

and to expel, remove and put out, using such force as may be necessary in so doing, without being liable to prosecution or in damage therefor; (ii) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any breach, and the breaching unit owner shall be liable for all court costs and reasonable attorneys' fees incurred therein.

ARTICLE 12

Character of Association

12.01 This Association is not organized for profit. No member, member of the Board of Managers, officer or person for 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 Managers, officer or member; provided, however, always (1) that reasonable compensation may be paid to any member, manager or officer while acting as an agent or employee of the Association for service rendered in affecting one or more of the purposes of the Association, and (2) that any member, manager, or officer 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.

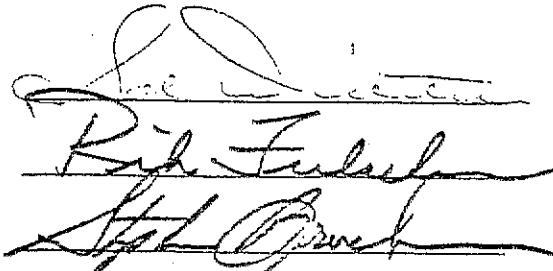
ARTICLE 13

Conveyances and Encumbrances

13.01 Association property may be conveyed or encumbered by authority of the Board of Managers or such person or persons to whom such authority may be delegated by resolution of the Board. Conveyances or encumbrances shall be by instrument executed by the President or Vice President and by the Secretary or the Treasurer or an Assistant Secretary or Assistant Treasurer, or executed by such other person or persons to whom such authority may be delegated by the Board.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this 22nd day of February, 1973.

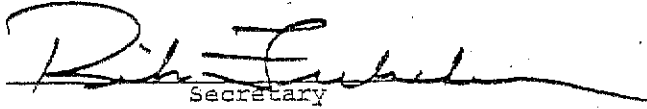
BOARD OF MANAGERS:



KNOW ALL MEN BY THESE PRESENTS: That the undersigned Secretary of the Association does hereby certify that the above and foregoing By-Laws were adopted by the Managers of said

Association as the By-Laws of said Association on the 22nd
day of FEBRUARY, 1973, and that they do now constitute
the By-Laws of said Association.

ATTEST:


Secretary

AMENDMENT TO BY-LAWS

OF

GLEN RIDGE SQUARE

CONDOMINIUM ASSOCIATION

ARTICLE 14

Procedures for Complaint

Any member complaining of any condition arising out of his membership in this Association and/or his ownership of a unit in Glen Ridge Square Condominiums shall follow the procedure outlined below:

(a) Any complaint, regardless of its nature shall be reduced to writing and delivered to the managing agent.

(b) Within twenty days of the receipt of such complaint, the managing agent shall hold a special meeting comprised of the then Board of Managers of the Association to review such complaint. At such meeting the complainant shall present his grievance either personally or through his attorney. The Board of Managers shall have the right to have its attorney present at such meeting.

(c) Within thirty days of the special meeting and the hearing of such complaint, the Board shall make its determination of the issues and shall inform the managing agent of its decision. Within ten days of the notification of the Board's decision the managing agent shall give written notice of such decision to the parties involved in the complaint by mailing such notice to their last known address.

(d) In the event the complainant or anyone else affected by such decision does not accept the Board's determination, he and/or they may take such further legal action as may be available to them.

(e) In the event there is no managing agent, the Secretary of the Board of Managers shall perform all functions herein required of the managing agent.

Compliance with the procedures outlined above shall be a condition precedent to the bringing of any legal action.

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Secretary of the Association does hereby certify that the above and foregoing Amendment to the By-Laws was adopted by the Managers of said Association on the 10 day of February, 1973, and that it does now constitute part of the By-Laws of said Association.

ATTEST:

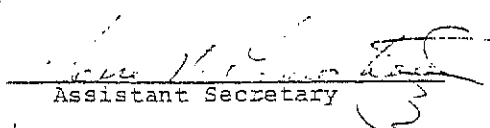

Assistant Secretary

EXHIBIT A OF THE BY-LAWS OF THE GLEN RIDGE
SQUARE CONDOMINIUM ASSOCIATION

Rules and Regulations

1. Any common sidewalks, driveways, and passageways shall not be obstructed or used by any unit owner for any other purpose than ingress to and egress from the units.

2. Except as to the areas termed limited common elements, no article shall be placed on or in any of the general common elements except for those articles of personal property which are the common property of all of the unit owners.

3. Unit owners, members of their families, their guests, residents, tenants, or lessees shall not use sidewalks, driveways and passageways as play areas.

4. No vehicle belonging to or under the control of a unit owner or a member of the family or a guest, tenant, lessee, or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from a building. Vehicles shall be parked within designated parking areas. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.

5. No work of any kind shall be done upon the exterior building walls or upon the general or limited common elements by any unit owner. Such work is the responsibility of the Association.

6. No owner, resident, or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or air conditioning units be installed on the exterior of the project, including any part of the balcony, or that protrude through the walls or the roof of the condominium improvements except as may be expressly authorized by the Association.

7. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, 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 occupants of other units, and particularly such instruments shall have the volume moderated to prevent disturbing adjacent owners during the hours from 10:30 p.m. to the following 8:00 a.m.

8. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.

9. The balconies, if any, and terraces, decks, or patios shall be used only for the purposes intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles, or other items. No rugs or other materials shall be dusted from windows, balconies, decks, or patios by beating or shaking.

10. No cats, dogs, or other animal or bird, or reptile (hereinafter for brevity termed "animal") shall be kept, maintained or harbored in the Project unless the same in each instance is expressly permitted in writing by the Managing Agent or, if there is no Managing Agent, then by the Board of Managers. Where such written permission is granted, such permission is revocable if the animal becomes obnoxious to other owners, in which event the owner or person having control of the animal shall be given a written notice to correct the problem, or if not corrected, the owner, upon written notice, will be required to dispose of the animal. The written notices provided for herein shall be issued by the Managing Agent or, if there is no Managing Agent, then, by one or more of the members of the Board of Managers. If the owner shall fail to dispose of the animal forthwith after such written notice, the Association is authorized to remove the animal with or without force to a kennel and to charge the owner for all the costs and expenses thereof as a part of his assessment for Common Expenses.

All animals shall be kept on a leash when outside the unit and all owners must confine animals to designated areas for the purpose of excreting.

11. The Association assumes no liability for nor shall it be liable for any loss or damage to articles stored in any common or other storage area.

12. Any damage to the general common elements or common personal property caused by the owner or a child or children of a unit owner or their guests or the guests of a unit owner shall be repaired at the expense of that unit owner.

13. The Managing Agent or, if there is no Managing Agent, the Board of Managers, shall retain a passkey to each unit. No owner shall alter any lock or install a new lock on any door leading into the unit without prior consent, and, if such consent is given, the owner shall provide a key for the Managing Agent's or the Board of Managers' use.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulations.

Adopted and Effective

February 27, 1973.

Glen Ridge Square
Condominium Association

By [Signature]
President

Handwritten notes:
11.15.77
Illegal

Amendments to the By-Laws of Glen Ridge Square Condominium Association originally recorded in Book 1845, page 580.

Article 3.03

Annual Meeting

Change the sentence beginning, "Thereafter the annual meetings" to read:

Thereafter the annual meetings of the Association shall be held on a date selected by the Board of Managers between January 1 through the end of February.

Article 5
Officers

Add "A" in front of term Designation.

Add section 5.01 B. All titled officers must be residents.

5.03. Add sentence: Any manager whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

Article 10

Obligation of the Owners

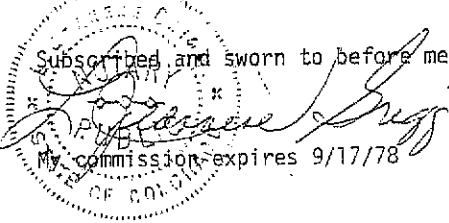
10.01. Add sentence: Additional fee of \$5.00 to be assessed if the payment is not received within 30 days of due date.

10.04. Add sentence: However, written approval required only when internal changes involve supporting walls or beams.

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Secretary of the Association does hereby certify that the above and foregoing Amendments to the By-Laws was adopted by the Owners of said association on the 15th day of January, 1976, and that they do now constitute part of the By-Laws of said Association.

Attest:

Crystal Price
Secretary-Managing Agent



FEB 13 12 40 PM '76
WILLIAM SOKOL
COUNTY RECORDER
ADAMS COUNTY, COLO.

B 0 1 2 9 0 6

Amendments to the By-Laws of Glen Ridge Square Condominium Association originally recorded in Book 1845, page 580.

3068331

JAN 24 8 27 AM '77
WILLIAM SOKAL
COUNTY RECORDER
ADAMS COUNTY, COLORADO

Article 11
Abatement and Enjoyment of Violations by Unit Owners

The whole paragraph is hereby null and void.

Exhibit A of the By-Laws, Rules and Regulations
Paragraph 10, first section, beginning with, "No cats, dogs"
and ending with " for Common Expenses."

This first section is null and void.

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Secretary of the Association does hereby certify that the above and foregoing Amendments to the By-Laws were adopted by the Owners of the said Association on the 13th Day of January, 1977, and that they do now constitute part of the By-Laws of said Association.

Crystal Ross
Secretary-Managing Agent

January 15 1977
(Date)

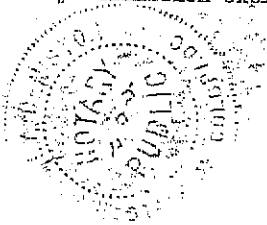
GLEN RIDGE SQUARE
6750 D Navajo St
Denver, Colorado 80221

State of Colorado
County of Adams

Acknowledged before me this 18th day of January, 1977, by Crystal Ross.

My commission expires 8/18/77.

William Sokal



amendments to the Condominium Declaration for Glen Ridge Square originally recorded in Book 1845, page 580.

AMENDMENT 2 TO ARTICLE XX

Change the phrase "including insurance" to read, "which may include insurance."

ARTICLE XXII

Change the last sentence in the second paragraph to read "Such notice shall be signed and acknowledged by an authorized officer of the Association and shall be recorded in the office of the Clerk and Recorder of the County of Adams, Colorado."

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Secretary of the Association does hereby certify that the above and foregoing Amendments to the Declaration were adopted by the Owners of said association on the 15th day of January, 1976, and that they do now constitute part of the Declaration of said Association.

Attest:

Cristal Pico
Secretary-Managing Agent

Subscribed and sworn to before me this 9th day of February, 1976

William Snook
Notary Public
My commission expires 9/17/78

WILLIAM SNOOK
COUNTY RECORDER
ADAMS COUNTY, COLO.
FEB 13 12 40 PM '76

8012905

Amendments to the By-Laws of Glen Ridge Square Condominium Association originally recorded in Book 1245, page 580.

Article 3.03

Annual Meeting

Change the sentence beginning, "Thereafter the annual meetings" to read:

Thereafter the annual meetings of the Association shall be held on a date selected by the Board of Managers between January 1 through the end of February.

Article 5
Officers

Add "A" in front of term Designation.

Add section 5.01 B. All titled officers must be residents.

5.03. Add sentence: Any manager whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

Article 10

Obligation of the Owners

10.01. Add sentence: Additional fee of \$5.00 to be assessed if the payment is not received within 30 days of due date.

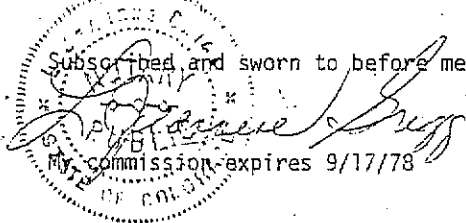
10.04. Add sentence: However, written approval required only when internal changes involve supporting walls or beams.

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Secretary of the Association does hereby certify that the above and foregoing amendments to the By-Laws was adopted by the Owners of said association on the 15th day of January, 1976, and that they do now constitute part of the By-Laws of said Association.

Attest:

Cynthia Price
Secretary-Managing Agent

Subscribed and sworn to before me this 9th day of February, 1976



FEB 13 12 40 PM '76

WILLIAM SOKOL
COUNTY RECORDER
ADAMS COUNTY, COLO.

8012906