



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

F. 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.

G. The purpose of this Limited Amendment is to increase the weight restriction for dogs and impose other animal restrictions.

H. The undersigned hereby certify that Owners of at least 67% of the aggregate ownership interest have consented to this Limited Amendment in the manner provided for in the Original Declaration and any Eligible Mortgagees have been notified and at least 51% of such Eligible Mortgagees, if any, have approved this Limited Amendment. Alternatively, the Association has obtained approval of this Limited Amendment pursuant to the terms and conditions of the Colorado Common Interest Ownership Act.

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

NOW, THEREFORE,

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

**(a) Repeal and Replacement: Section 28(e) is hereby deleted in its entirety and replaced with the following new subsection (e):**

(e) Restriction on Animals. Except as otherwise provided in this paragraph, no animals, livestock, reptiles or birds shall be kept on any part of the Project. Domesticated dogs, cats, birds or fish may be kept in a Residential Unit, subject to all governmental animal ordinances and laws, including but not limited to local breed restrictions, and subject to this paragraph and any Rules promulgated by the Association in regard thereto.

Up to two domesticated dogs per Residential Unit, which comply with state and local restrictions, may be kept in the Residential Unit provided that the weight of any one dog does not exceed 50 pounds or, if two dogs, the total combined weight of the two dogs does not exceed 50 pounds.

All dogs registered with the Association as of the recording date of this Limited Amendment are grandfathered.

The Association may authorize additional types of animals, or any other such restrictions the Board, upon unanimous vote of the Board, may determine to be reasonable in the future. Such revisions shall be by means of Rules promulgated pursuant to paragraph 19(i) of the Declaration. Animals may not be kept for any commercial purposes, except that any Commercial Unit may be operated as a pet store or for similar uses in accordance with applicable laws. An Owner is responsible for any damage caused by his animal(s) and shall be obligated to clean up after his animal(s) on the Project. No animals shall be allowed to remain tied or chained to any balconies, patios or other parts of the Project, and any such animal(s) so tied or chained may be removed by the Association or its agents.

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

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

**Brooks Tower Residences Condominium Association,  
Inc.,** a Colorado nonprofit corporation

By: \_\_\_\_\_  
President

By: \_\_\_\_\_  
Secretary

