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Ingrid K. Grueter, Pitkin County, CO

**AMENDMENT TO CONDOMINIUM DECLARATION FOR
THE WOODRUN FIVE TOWNHOUSE CONDOMINIUMS
SNOWMASS VILLAGE, COLORADO**

This Amendment to Condominium Declaration is made by the Members of the Woodrun Five Townhouse Corporation, a Colorado nonprofit corporation and Owners of Units in the Woodrun Five Townhouse Condominiums.

RECITALS

WHEREAS, the Condominium Declaration for the Woodrun Five Townhouse Condominiums, Snowmass Village, Colorado is recorded in the real property records of Pitkin County, Colorado in Book 401 at Page 630 as Reception No. 229578 and re-recorded in Book 401 at Page 875 as Reception No. 229665, and amended by Amendment to Condominium Declaration recorded on November 11, 1991 in Book 661 at Page 762 as Reception No. 338384 and further amended by Amendment to Condominium Declaration recorded July 14, 1992 as Reception No. 346732, and further amended by Second Amendment recorded October 21, 1996 as Reception No. 398202 (the "Declaration"); and

WHEREAS, the Declaration provides for amendment by the Members of Woodrun Five Townhouse Corporation and Owners of Units in the Woodrun Five Townhouse Condominiums; and

WHEREAS, notice was provided to each first priority mortgagee in the manner provided under Section 38-33.3-217 of the Colorado Common Interest Ownership Act and no negative responses were received, thereby they are deemed to have approved the amendments; and

WHEREAS, at a meeting of the Members of the Woodrun Five Townhouse Corporation and Owners of Units in the Woodrun Five Townhouse Condominiums held on December 16, 2021 by Resolution adopted and instruments provided by seventy-three (73%) percent of the Members and Unit Owners entitled to vote approved and authorized this Amendment to the Declaration.

TERMS OF AMENDMENT

NOW, THEREFORE, the Members of the Woodrun Five Townhouse Corporation and Owners of Units in the Woodrun Five Townhouse Condominiums hereby declare that Sections 5.4 and 11.4 of the Declaration are amended to read as follows:

Section 5.4 is hereby amended and restated as follows:

"5.4 Additional Activities, Functions or Services. The Association may undertake, to the extent the Board, in its sole discretion, so elects, to provide any activity, function or service, for the benefit of or to further the interests of all, some or any Owners on a self-supporting, special assessment, or general assessment basis. Such activities, functions or services, which may be provided by the Association's employees or by an independent contractor retained by the Association, may include, but are not necessarily

limited to, a security service, a garbage and trash collection service, a firewood service, a front-desk or check-in service, a van service, a valet service and maid and cleaning service for Units. The Board shall determine, in its sole discretion, whether the costs and expenses in connection with any such service shall be designated as a Common Expense or as a charge allocated solely to Owners utilizing such service. Any such charge shall be reasonable and shall be uniformly applied. If any such activity, function or service includes furnishing or providing services for the care and maintenance of a Unit, no Owner shall be required to utilize the Association for such services unless or until the Board requires that all Owners utilize solely the Association, or its designated managing agent, for the renting and leasing and furnishing or providing services for the care and maintenance of Condominium Units on behalf of Owners, and pay all costs associated with such services in accordance with such rules, regulations and parameters as the Board may determine to be in the best interest of the Association and the Members.”


Section 11.4 is hereby amended and restated as follows:

“11.4 Amendment of Declaration. This Declaration shall be amended if Owners holding 66 2/3% or more of the votes outstanding and entitled to be cast under the By-Laws agree thereto by an executed instrument duly recorded in the office of the Clerk and Recorder of Pitkin County, Colorado.”

Effect of Amendment on Prior Instruments. Except as expressly amended by this instrument, the Declaration and its prior amendment shall remain in full force and effect.

IN WITNESS WHEREOF the Woodrun Five Townhouse Corporation has duly executed this Amendment to the Condominium Declaration for the Woodrun Five Townhouse Condominiums this 29th day of June, 2022.

The Board of Managers of the Woodrun
Five Townhouse Corporation

By: 
James Dubin, President

ATTEST:


Linda Schmuuck, Secretary

ACKNOWLEDGMENTS ON THE FOLLOWING PAGE