

**LIMITED AMENDMENT  
TO THE  
DECLARATION  
FOR  
LINES III CONDOMINIUMS, A PLANNED COMMUNITY**

THIS AMENDMENT is made this 22 day of JULY, 2014.

**RECITALS**

A. Carl George Lines and Tong Luu (collectively referred to as "Declarant"), created the Lines III Condominiums ("Community") by recording a Declaration for Lines III Condominiums, A Planned Community in the real property records of the County of Garfield, State of Colorado, on January 21, 2005 at Reception Number 667379, and any amendments thereof (referred to as the "Original Declaration").

B. The Original Declaration provides for and allows for this Amendment to the Declaration for Lines III Condominiums, A Planned Community (the "Amendment") in 12.2, which provides as follows:

Upon approval of the Town of Carbondale, any provision contained in this Declaration may be amended, or additional provisions may be added to this Declaration...by the recording of a written instrument or instruments specifying the amendment or addition..., executed by seventy-five percent (75%) of all Owners and of all First Mortgagees of the Units owned by those same Owners, as shown by the records in the office of the County Clerk and Recorder of Garfield County, Colorado...

C. C.R.S. §38-33.3-217(1)(a) provides that the Declaration may be amended upon the approval of not more than sixty-seven percent (67%) of the members. Therefore, the required approval of Owners representing not less than 75% of all Owners' interest in the Residences for amendment is now void.

D. Pursuant to the Colorado Common Interest Ownership Act, C.R.S. §38-33.3-217(1)(a), the amendment requirement for this Declaration is now 67% of the Owners.

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 Amendment has been prepared and determined by the Association and by the Owners that have approved this Amendment to be reasonable and not burdensome.

G. The purpose of this Amendment is to remove the prohibition of dogs within the Building and Project.

H. The undersigned, being the President and Secretary of the Association, hereby certify that at least sixty-seven percent (67%) of the Owners and all of the mortgagees have consented and agreed to this Amendment. Alternatively, the Association has obtained approval for this proposed Amendment pursuant to the terms and conditions of the Colorado Common Interest Ownership Act.

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

NOW THEREFORE,

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

(a) Repeal. Section 8.12 is hereby repealed in its entirety and replaced with the following:

**8.12. Pets:**


Pets may be kept in a Unit, if the Pet is not a nuisance to other residents. No resident shall maintain or keep any Pet which, in the sole discretion of the Board, is considered to be a danger to the Owners, management staff or residents in the Community or is otherwise considered to be a dangerous breed, as may be further defined in the Rules and Regulations. If a Pet is deemed a nuisance by the Association, the resident having control of the Pet shall be given a written notice to correct the problem and if not corrected, that resident will be required to remove the Pet from the Community pursuant to, and in accordance with, any dispute resolution procedures as may be set forth in this Declaration or the Rules and Regulations, if any. Pets may not be kept for any commercial purposes. When on Common Area, Pets must be on a leash and under control. Feces left by Pets upon the Common Area must be removed promptly by the owner of the Pet or the person responsible for the Pet. Pets shall not be allowed to defecate or urinate on any patio or balcony in the Community.

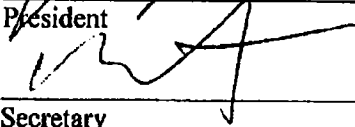
Owners shall hold the Association harmless from any claim resulting from any action of their Pets or the Pets of their tenants, guests or other invitees.

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

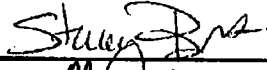
IN WITNESS WHEREOF, this Amendment is executed by the undersigned.

**Lines III Condominiums Residential Owners Association, Inc.,**  
a Colorado nonprofit corporation

By:   
President

By:   
Secretary

**TOWN OF CARBONDALE:**

By:   
ITS Mayor  
(NO NOTARY NEEDED)

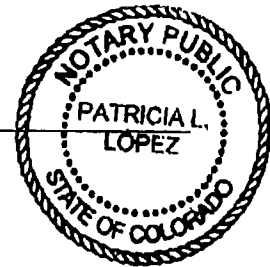
NOTARY BLOCKS ATTACHED ON PAGE 3 of 4

STATE OF COLORADO )  
COUNTY OF Garfield ) ss.

The foregoing was acknowledged before me this 21<sup>th</sup> day of July, 2014, by Jerry L. Soucie, as President of Lines III Condominiums Residential Owners Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.  
My commission expires: Sept. 1, 2015

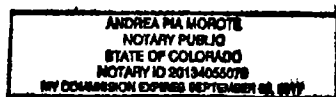
Patricia L. Lopez  
Notary Public



STATE OF COLORADO )  
COUNTY OF Pitkin ) ss.

The foregoing was acknowledged before me this 21<sup>st</sup> day of July, 2014, by Bradford Scott ENT, as Secretary of Lines III Condominiums Residential Owners Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.  
My commission expires: September 06, 2017



Andrea P. Morote  
Notary Public