## SECOND AMENDMENT TO THE DECLARATION FOR LINES PLAZA II CONDOMINIUMS

This Second Amendment to the Declaration for Lines Plaza II Condominiums ("Declaration") is made as of September \_\_\_\_, 2022, by the Lines Plaza II Condominium Owners Association (the "Association") with the approval and consent of not less than sixty-seven percent (67%) of the membership voting interests in the Association.

#### WITNESSETH

WHEREAS, the Declaration for Lines Plaza II Condominiums was recorded on May 31, 2002 as Reception No. 604525 in the public records of Garfield County, Colorado;

WHEREAS, the First Amendment to the Declaration for Lines Plaza II Condominiums was recorded on March 7, 2017 as Reception No. 889872 in the public records of Garfield County, Colorado;

WHEREAS, the Declaration requires approval of First Mortgagees, but does not set forth a procedure for registration or notification of First Mortgagees and, thus, the Association has followed the procedure for approval set forth in C.R.S. §38-33.3-217(1)(b); and

WHEREAS, this Amendment was approved by the requisite Owners and First Mortgagees.

NOW, THEREFORE, the Declaration is hereby amended as follows:

- 1. Recitals. The foregoing recitals are incorporated herein.
- 2. <u>Declaration</u>. The definitions of the Declaration are incorporated herein, except as they conflict with the defined terms of this Second Amendment.
- 3. The First Amendment includes the following provision: "Section 7.12 <u>Animals</u>. The Board is authorized to adopt reasonable rules and regulations regarding the keeping of animals on the Project."
- 4. By this Second Amendment, Section 7.12 <u>Animals</u> is supplemented as follows:
  - a. Owners of Units on the ground floor may keep no more than two (2) dogs the combined weight of which may not exceed 60 lbs.
  - b. Only the Owners of ground floor Units may keep dogs; no tenants shall be permitted to keep dogs in any Unit in the project;

- c. All Owners with a dog or dogs shall be required to keep all of the grounds of the project free of dog waste, regardless of the source, and shall be required to promptly repair any damage, including dead grass, caused by such dog or dogs;
- d. The dog or dogs shall not be allowed to bark incessantly or otherwise create a nuisance. The Association may impose a fine schedule for non-compliance and may require that any dog or dogs creating a nuisance be removed from the project.
- 5. Except as expressly modified and amended by this Second Amendment, all of the terms and conditions of the Declaration and the First Amendment remain in full force and effect.

IN WITNESS WHEREOF, the undersigned executed this Second Amendment to the Declaration for Lines Plaza II Condominiums as of the date next to each signature.

Notar	y Public
My commission expires:	
Witness my hand and official seal.	
Subscribed and sworn to before me this	day of September, 2022, by Tong Luu.
COUNTY OF)	
STATE OF COLORADO ) ss.	
	Date:
	By: Tong Luu
	D <sub>vv</sub>
	as Owner of Units 129, 135, 141 and 147
	TONG LUU



## COLORADO KAHUNAS, LLC as Owner of Unit 105

	By:	
	Bel Carpenter, Manager	
	Date:	
STATE OF COLORADO )		
) ss. COUNTY OF)		
Subscribed and sworn to before me this day of September, 2022, by Bel Carpenter as Manager of Colorado Kahunas, LLC.  Witness my hand and official seal.		
My commission expires:		
Notary Public		

# OMNI SHADING SOLUTIONS, LLC as Owner of Unit 117

	Ву:	
		Manager
	Date:	
STATE OF COLORADO  COUNTY OF	) ) ss. )	
	to before me this day of September, 2022, by of Omni Shading Solutions, LLC.	
Witness my hand and o	official seal.	
My commission expire	es:	
	N	
	Notary Public	

## KING LOUISE LLC as Owner of Unit 111

	By: Ted Guy, Manager	
	Date:	
STATE OF COLORADO ) ss.		
) ss. (COUNTY OF)		
Subscribed and sworn to before me this day of September, 2022, by Ted Guy as Manager of King Louise LLC.		
Witness my hand and official seal.		
My commission expires:		
Not	ary Public	

## NIKOLA SANIC as Owner of Unit 123

	By:Nikola Sanic Date:	
STATE OF COLORADO )		
COUNTY OF		
Subscribed and sworn to before me thi	is day of September, 2022, by Nikola Sanic.	
Witness my hand and official seal.		
My commission expires:		
Notary Public		