

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. Declaration. 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 - Animals. 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 – Animals 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;

- 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.

Date: _____

My commission expires:_____

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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

By: _____
_____, Manager

Date: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Subscribed and sworn to before me this ____ day of September, 2022, by
_____ as Manager of Omni Shading Solutions, LLC.

Witness my hand and official seal.

My commission expires: _____

Notary Public

KING LOUISE LLC
as Owner of Unit 111

By: _____
Ted Guy, Manager

Date: _____

[illegible]

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:_____

Notary Public

NIKOLA SANIC
as Owner of Unit 123

By: _____

Nikola Sanic

Date: _____

[illegible]

Subscribed and sworn to before me this ____ day of September, 2022, by Nikola Sanic.

Witness my hand and official seal.

My commission expires:_____

Notary Public