

**AMENDMENT TO THE AMENDED AND RESTATED CONDOMINIUM DECLARATION
FOR
210 COOPER CONDOMINIUM**

THIS AMENDMENT to the Amended and Restated Condominium Declaration for 210 Cooper Condominium is made on this 7th day of July, 20 23

RECITALS

- A. Thomas J. Daly recorded a Condominium Ownership Declaration for 210 Cooper Condominium on March 18, 1966, at Reception No. 123756, Book 219, Page 451 et seq., Pitkin County Clerk and Recorder (hereinafter referred to as the "Original Declaration").
- B. The Original Declaration was amended by the Amended and Restated Condominium Declaration for 210 Cooper Condominium recorded on July 16, 2008 at Reception No. 551184, in the records of the Pitkin County, Colorado Clerk and Recorder.
- C. The Amended and Restated Condominium Declaration was amended by the Amendment to the Amended and Restated Condominium Declaration for 210 Cooper Condominium recorded on April 11, 2016 at Reception No. 628514, in the records of the Pitkin County, Colorado Clerk and Recorder and on December 7, 2017 at Reception No. 643676 of the aforesaid records (the Amended and Restated Condominium Declaration, and all amendments and supplements thereto, are hereinafter referred to as the "Declaration").
- D. Article 15 of the Declaration provides that the Declaration may be amended by obtaining affirmative vote, written consent or any combination of affirmative vote and written consent of the Unit Owners holding at least 67% of the total Association vote.
- E. The Association desires to amend the Declaration to add a minimum lease term for short term rentals.
- F. Owners holding at least 67% of the total Association vote have approved this amendment in accordance with the terms of the Declaration.

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

- I. **Amendment.** Article 8, Section 8.1(b) is repealed by adding thereto a new subsection 8.1(b)(ii) and renumbering the current subsections 8.1(b)(ii) through (iv) as 8.1(b)(iii) through(v).
 - (ii) Short-term rentals of Units for less than four nights are prohibited,
- II. **No Other Amendments.** Except as amended by the terms of this Amendment, the Declaration remains in full force and effect.
- III. **Effective Date.** This Amendment will be effective upon recording.

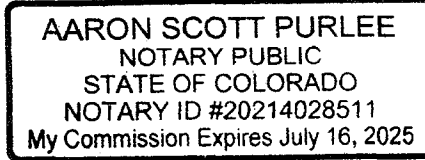
[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned, being the officers of the 210 Cooper Condominium Association, Inc., certify that this amendment was approved in accordance with the terms of the Declaration by members holding at least 67% of the total Association membership.

210 COOPER CONDOMINIUM ASSOCIATION, INC., a Colorado nonprofit corporation

By: [Signature]
President

STATE OF COLORADO)
COUNTY OF Pitkin) ss.



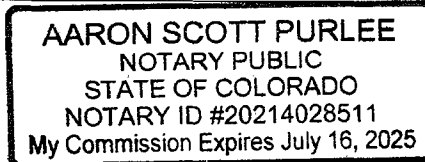
The foregoing Amendment to the Amended and Restated Declaration for 210 Cooper Condominium was acknowledged before me by Matthew Clark McWilliams as president of the 210 Cooper Condominium Association, Inc., on this 7th day of July, 2023.

[Signature]
Notary Public
My Commission expires: 07/16/2025

210 COOPER CONDOMINIUM ASSOCIATION, INC., a Colorado nonprofit corporation

By: [Signature]
Title: V.P.

STATE OF COLORADO)
COUNTY OF Pitkin) ss.



The foregoing Amendment to the Amended and Restated Declaration for 210 Cooper Condominium was acknowledged before me by Neil Douglas Buck as V.P. of the 210 Cooper Condominium Association, Inc., on this 7th day of July, 2023.

[Signature]
Notary Public
My Commission expires: 07/16/2025