

**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 this 13th day of December, 2023.

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 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 April 11, 2016, at Reception No. 628514; the Amendment to the Amended and Restated Condominium Declaration for 210 Cooper Condominium recorded December 7, 2017, at Reception No. 643676; and the Amendment to the Amended and Restated Condominium Declaration for 210 Cooper Condominium recorded July 21, 2023, at Reception No. 696164 of the aforesaid records. (The Amended and Restated Condominium Declaration, and all amendments and supplements thereto, are hereafter referred to as the "Declaration").
- D. Article 15 of the Declaration provides that the Declaration may be amended by obtaining the 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 change the minimum lease term.
- 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. **Amendments.** Article 8, Section 8.1(b) is amended by deleting from the first sentence of that section the phrase "and shall specifically include, without limitation, short term rentals." Article 8, Section 8.1(b) is further amended by deleting subsection 8.1(b)(ii) in its entirety and substituting subsection 8.1(b)(ii) as follows, by adding a new subsection 8.1(b)(iii) as follows, and by renumbering prior subsections 8.1(b)(iii) through (v) as subsections 8.1(b)(iv) through (vi).
 - (ii) Leases will be for or of the entire Unit. There will be no subleasing of Units or assignment of leases without prior written Association approval.
 - (iii) Short-term rentals and occupancies of less than 30 days are prohibited; provided that occupancies of less than 30 days by the Owner's family members or their guests without any monetary or other consideration are permitted.
- 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 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.

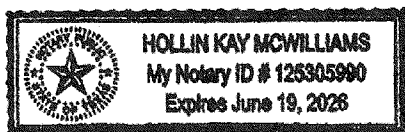
210 COOPER CONDOMINIUM ASSOCIATION, INC., a Colorado nonprofit corporation

By: *Matthew McWilliams*
President

STATE OF ~~COLORADO~~ ^{TEXAS})
) ss.
COUNTY OF TARRANT)

The foregoing Amendment to the Amended and Restated Declaration for 210 Cooper Condominium was acknowledged before me by Matthew McWilliams, as president of the 210 Cooper Condominium Association, Inc., this 13 day of December, 2023.

Hollin Kay McWilliams
Notary Public
My Commission expires: June 19, 2026



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

By: *Neil Blak*
Title: VP

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

The foregoing Amendment to the Amended and Restated Declaration for 210 Cooper Condominium was acknowledged before me by Neil Douglas Blak VP of the 210 Cooper Condominium Association, Inc., this 13 day of DECEMBER, 2023

Diane R Spicer
Notary Public
My Commission expires: MARCH 11, 2024

