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Kathleen Neel - Summit County Recorder

3 Pages

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**FIRST AMENDMENT
TO THE
CONDOMINIUM DECLARATION
FOR GOLD CAMP CONDOMINIUMS**

This First Amendment to the Condominium Declaration for Gold Camp Condominiums is made this 14th day of December, 2021.

WHEREAS the Condominium Declaration for Gold Camp Condominiums was recorded May 29, 1969 at Reception No. 112750; and the First Supplement to Condominium Declaration for Gold Camp Condominiums recorded November 20, 1969 at Reception No. 114449; and the Second Supplement to Condominium Declaration for Gold Camp Condominiums recorded October 21, 1970 at Reception No. 117908; and the Third Supplement to Condominium Declaration for Gold Camp Condominiums recorded October 21, 1970 at Reception No. 117910; and the Fourth Supplement to Condominium Declaration of Gold Camp Condominiums recorded December 7, 1970 at Reception No. 118474; all of the Summit County records (collectively, the "Declaration"); and

WHEREAS pursuant to Article XIX, the Declaration may be amended by the recording of a written instrument consented and agreed to by the owners representing an aggregate ownership interest of seventy-five percent, or more, of the general common elements and unanimously consented and agreed to by all of the holders of any recorded mortgage or deed of trust covering or affecting any or all condominium units; and

WHEREAS pursuant to C.R.S. 38-33.3-217(1)(a), the percentage of the owners required to amend the Declaration has been automatically amended to be sixty-seven percent (67%); and

WHEREAS upon a vote of the owners, more than sixty-seven percent (67%) of the owners have approved this First Amendment; and

WHEREAS pursuant to C.R.S. 38-33.3-217(1)(b), all of the first mortgagees have been sent a dated, written notice, together with a copy of this First Amendment by certified mail to each mortgagee's most recent address as shown on the recorded deed of trust or assignment thereof; and Peak Eight Village Condominiums, Inc. formerly known as Gold Camp Condominium Corp. (the "Association") has caused to be published the dated notice, together with information on how to obtain a copy of this First Amendment, at least twice, on separate occasions at least one week apart, in a newspaper of general circulation in Summit County, Colorado; and

WHEREAS pursuant to C.R.S. 38-33.3-217(1)(b), none of the first mortgagees have delivered a negative response to the Association within sixty (60) days after the date of the Notice and are deemed to have approved this First Amendment; and

WHEREAS the Association desires to delete the Right of First Refusal provision within the Declaration and amend the provision relating to the amendment or revocation of the Declaration; and

NOW THEREFORE, the Declaration is amended as follows:

1. Article XVII, entitled Right of First Refusal, is hereby deleted in its entirety and is of no further force and effect.
2. Article XIX, entitled Revocation of or Amendment to Declaration, is hereby deleted in its entirety and replaced with the following:

XIX. Revocation of or Amendment to Declaration.

This Declaration shall not be revoked nor shall any of the provisions herein be amended unless the owners representing an aggregate ownership interest of sixty-seven percent (67%), or more, of the general common elements consent and agree to such revocation or amendment by instrument(s) duly recorded; provided, however, that the percentage of the undivided interest in the general common elements appurtenant to each apartment unit, as expressed in this Declaration, shall have a permanent character and shall not be altered without the consent of all of the unit owners expressed in an amended Declaration duly recorded.

Peak Eight Village Condominiums, Inc.

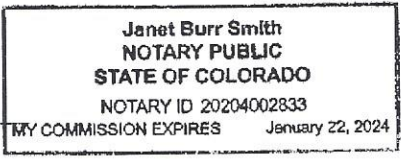
Patricia Spears, President
Patricia Spears, President

STATE OF COLORADO)
County of Boulder)ss

The foregoing First Amendment to the Condominium Declaration for Gold Camp Condominiums, was acknowledged before me this 22nd day of December, 2021, by Patricia Spears as President of Peak Eight Village Condominiums, Inc. Witness my hand and official seal.

My Commission Expires: January 22, 2024

Janet Smith
NOTARY PUBLIC



The undersigned Secretary of the Association hereby certifies and declares that the first mortgagees were provided notice pursuant to C.R.S. 38-33.3-217(1)(b) and no negative responses were received by the Association from any first mortgagee.

Peak Eight Village Condominiums, Inc.

By: John Mavis
John Mavis, Secretary

Montana
STATE OF COLORADO)ss
County of Summit

The foregoing First Amendment to the Condominium Declaration for Gold Camp Condominiums was acknowledged before me this 21 day of December, 2021, by John Mavis, Secretary of Peak Eight Village Condominiums, Inc. Witness my hand and official seal.

My Commission Expires: 2-8-2024

Deanna L Tierney
NOTARY PUBLIC

