

**SECOND AMENDMENT TO THE CONDOMINIUM DECLARATION FOR  
COLUMBINE TOWNHOUSES TWO ASSOCIATION.**

This Second Amendment to the Condominium Declaration for Columbine Townhouses Two (this "Second Amendment") is made this 30<sup>th</sup> day of JUNE, 2014.

**RECITALS**

A. Columbine Townhouses Two Construction Co., has caused that Condominium Declaration for Columbine Townhouses Two to be recorded with the Clerk and Recorder's Office for the County of Jefferson, Colorado on May 15, 1972, at Reception Number 490228, Book 2374, Page 800 (the "Declaration"), and as amended and recorded with the Clerk and Recorder's Office for the County of Jefferson, Colorado on May 22, 1972, at Reception Number 492044, Book 2377, page 821, covering the real estate in the County of Jefferson, State of Colorado, as described on the attached Exhibit "A" which is incorporated herein by this reference.

B. Columbine Townhouses Two Association, (the "Association") is a Colorado nonprofit corporation existing under the laws of the State of Colorado for the purpose of acting as a homeowners association and administering the community described in the Declaration.

C. Pursuant to paragraph 18 of the Declaration, the Declaration may be amended by consent or agreement of sixty percent of the aggregate ownership interest of the general common elements and sixty percent of the holders of recorded first mortgages or deeds of trust.

D. Sixty percent of the aggregate ownership interest of the general common elements and sixty percent of the holders of recorded first mortgages or deeds of trust have provided their written consent or agreement to amend the Declaration as provided herein.

**AMENDMENT**

1. Paragraph 26 of the Declaration entitled Right of First Refusal is hereby deleted in its entirety and replaced with the following:

Leasing

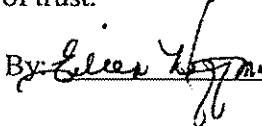
Condominium units may be leased only in their entirety; no fraction or portion may be leased without prior written approval by the Board of Directors. There shall be no subleasing of condominium units or assignment of leases without prior written approval by the Board of Directors. All leases must be for an initial term of not less than six (6) months, except with written approval by the Board of Directors, which shall not be unreasonably withheld in cases of undue hardship.

In no case shall a lease be for a term of less than thirty (30) days. Within ten (10) days after executing a lease agreement for the lease of a condominium unit, the owner shall provide the Board of Directors with a copy of the lease and the name of the lessee and all other people occupying the condominium. The owner may redact the financial terms of the lease. The owner shall be responsible to provide the lessee with copies of the Association's Declaration, Bylaws, and the Rules and Regulations and policies. Nothing herein shall be construed as giving the Association the right to approve or disapprove of a proposed lessee.

2. Paragraph 27 of the Declaration entitled Exempt Transfers shall be deleted in its entirety.
3. In the event of a conflict between this Second Amendment and the Declaration, this Second Amendment shall control. Except as modified by the First Amendment and this Second Amendment, the Declaration shall remain in full force and effect. To the extent that any provision of this Second Amendment is held to be invalid for whatever reason, such provisions shall be reformed to the least amount necessary to make them valid and the remainder of this Second Amendment shall be unaffected.

#### Secretarial Certificate

I, the undersigned Secretary of the Association, do hereby certify that this Second Amendment to the Declaration was approved by consent or agreement of sixty percent of the aggregate ownership interest of the general common elements and sixty percent of the holders of recorded first mortgages or deeds of trust.

By:  Secretary