

Third Amendment to Declaration of Conditions, Covenants, and Restrictions of Ridgway Village West, a Condominium and Subdivision of a Part of Lot 2B, Northridge Subdivision, Town of Ridgway, Ouray County, Colorado, as recorded in Ouray County public records at Reception No. 191623 ("Declaration")

Concerning the reinstatement and extension of Declarant Rights.

Adopted as Ridgway Village West Homeowners Association, Inc. Resolution No. 3

This Third Amendment to Declaration is executed this 29th day of August, 2018 by the Executive Board of the Ridgway Village West Homeowners Association, Inc..

Recitals

WHEREAS, the Ridgway Village West Homeowners Association, Inc. (hereafter "Association") is governed by, and is granted certain rights and authorities by that certain Declaration of Conditions, Covenants, and Restrictions of Ridgway Village West, a Condominium and Subdivision of a Part of Lot 2B, Northridge Subdivision, Town of Ridgway, Ouray County, Colorado, as recorded in Ouray County public records at Reception No. 191623, as amended (hereafter "Declaration"); and

WHEREAS, the Declaration reserves certain enumerated Declarant Rights, including, without limitation, those stated at Article VIII of the Declaration; and

WHEREAS, pursuant to the terms of the Declaration at paragraph 8.01, the original term of the reservation of Declarant rights in the Declaration extended for 10 years following the recording of the Declaration in the Ouray County public records on May 25, 2006; and

WHEREAS, said Declarant rights expired by their own terms at the conclusion of May 24, 2016, subject to subsequent reinstatement and extension by the Executive Board of the Association (hereafter "Executive Board"); and

WHEREAS, the Declaration expressly provides for and authorizes the reinstatement and extension of Declarant Rights, by the Executive Board, if such rights have previously expired; and

WHEREAS, Colorado statute expressly authorizes the reinstatement and extension of expired Declarant Rights at C.R.S. Section 38-33.3-210(5), upon the recording of an amendment to the Declaration to that effect; and

WHEREAS, pursuant to C.R.S. Section 38-33.3-217(1)(A)(I), any such amendment of the Declaration must be approved by at least sixty-seven percent (67%) of Unit Owners prior to becoming effective, which equals 27 of the current 40 unit owners voting in the affirmative; and

WHEREAS, the question of amending the Declaration to reinstate Declarant Rights upon the same terms and conditions as originally stated, having been put to the vote of the Unit Owners of the Ridgway Village West Homeowners' Association in the manner prescribed by the Association bylaws; and

WHEREAS details of the vote recently held on this subject are as stated on Exhibit A hereto, and

WHEREAS, of the 40 current Unit Owners, 27 have voted in the affirmative, equaling 67.5 % of the total number of Unit Owners, thus authorizing the amendment to be made; and

WHEREAS, the Executive Board having certified that sufficient Unit Owners have voted to approve the proposed amendment pursuant to Colorado law, and, further, having reviewed the Declarant's request that the Declarant Rights should be reinstated upon the same terms and conditions as originally stated in the Declaration, the Executive Board has found that such reinstatement is in the best interests of the Association.

IT IS NOW THEREFORE RESOLVED, that all Declarant Rights as originally set forth in the Declaration, and upon the same terms and conditions as originally stated, are hereby reinstated retroactively to May 25, 2016, and the new term of this reservation of Declarant Rights shall end at midnight, August 1, 2023, unless otherwise extended.

IN WITNESS WHEREOF, the undersigned certify that this Resolution and Amendment was adopted unanimously by the Executive Board at a regular meeting following proper notice on the 29th day of August, 2018.

Ridgway Village West Homeowners Association, Inc.
a Colorado non-profit corporation

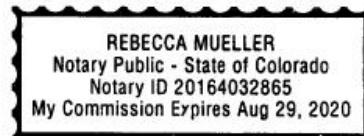
By: [Signature]

By: [Signature]
PARI L. WAGE

STATE OF COLORADO)
COUNTY OF OURAY) ss

The foregoing was acknowledged before me on the 29th day of August 2018 by Scott Middleton in their capacity of Board Member of the Executive Board of the Ridgway Village West Homeowners' Association, Inc.

My Commission Expires August 29, 2020 Notary Public Rebecca A Mueller



STATE OF COLORADO)

COUNTY OF OURAY) ss

The foregoing was acknowledged before me on the 29th day of Aug. 2018 by Kari L. Wase, in their capacity of Board Member of the Executive Board of the Ridgway Village West Homeowners' Association, Inc.

My Commission Expires Oct. 4, 2019 Notary Public Gale A. Ingram**SECRETARY ATTESTATION:**

By: [Signature]

STATE OF COLORADO)

COUNTY OF OURAY) ss

The foregoing was acknowledged before me on the 29th day of Aug. 2018 by Joseph James Harnsberger, in their capacity of Secretary of the Executive Board of the Ridgway Village West Homeowners' Association, Inc.

My Commission Expires Oct. 4, 2019 Notary Public Gale A. Ingram**Ridgway Village Condos, LLC**

By: Carol M. Lawler

STATE OF COLORADO)

COUNTY OF OURAY) ss

The foregoing was acknowledged before me on the 30 day of August 2018 by Carol M. Lawler, in the capacity as Manager of Ridgway Village Condos, LLC, Declarant of the Declaration referenced above.

My Commission Expires 2-20-2022 Notary Public Debra Overton

GALE A. INGRAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954015581
MY COMMISSION EXPIRES OCTOBER 4, 2019

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NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954015581
MY COMMISSION EXPIRES OCTOBER 4, 2019

DEBRA OVERTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124029248
COMMISSION EXPIRES FEB. 20, 2022