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Archuleta County

THIRD AMENDMENT TO DECLARATION FOR ECHO CANYON RANCH

THIS THIRD AMENDMENT amends that certain Declaration For Echo Canyon Ranch recorded in the Archuleta County real property records on June 27, 1995 at Reception No. 1995004017 and on July 21, 1995 at Reception No. 1995004574 and Amendments recorded at Reception No. 20102067 on March 1, 2001 and Reception No. 20401001 on January 22, 2004 (collectively the original recorded declaration and amendments thereto are referred to herein as the "Declaration").

Pursuant to Section 18.2 of the Declaration, this Amendment is made with the written consent of the Owners holding 67% or more of the votes in the Association.

The purpose of this amendment is to prohibit short-term rentals of a Parcel.

NOW THEREFORE, the undersigned hereby certifies and declares that the Declaration is hereby amended as follows:

That portion of the Declaration entitled Section 6.30. Leasing. is hereby deleted in its entirety and replaced with the following:

Section 6.30. Leasing. Leasing of a Parcel is permitted by an Owner but is subject to all applicable provisions of this Declaration, including this Section 6.30 and the Association's Bylaws, Policies and Procedures and any Rules and Regulations. (The Declaration and the aforementioned documents are collectively referred to herein as the "Governing Documents"). Any Owner who leases his Parcel shall be fully responsible for the actions of their tenant(s) with respect to the provisions of the Governing Documents. Owners are liable for any damages caused by the acts of their tenants with respect to Association property and are further liable for any fines levied by the Executive Board resulting from the failure of an Owner or failure of their tenant to comply with the Governing Documents.

a) No lease, sublease, rental, VRBO, Airbnb or any form of agreement for lease of all or a portion of a Parcel may be for less than a period of 180 days.

b) For security and safety purposes, Owners who lease all or a portion of their Parcel shall provide the Secretary of the Board of Directors with a copy of said lease agreement, the name of the tenant(s), the phone number and email of the tenant(s), the type and license number of any vehicles of the tenant(s), the effective commencement date and length of the lease, and an acknowledgement from the tenant(s) that tenant(s) has received copies of the Association's Governing Documents.

c) Notwithstanding any schedule of fines adopted by the Board of Directors pursuant to its authority under Article 4 of the Association's Governance Policies and Procedures, a violation of this Section 6.30 shall result in a minimum fine of \$1000.00 per day for each day that the violation persists. Fines may be increased for an Owner's subsequent violation of this Section

6.30 in such amounts as determined by the Board of Directors. Fines will be levied after Notice and Hearing as provided in Article 4 of the Governance Policies and Procedures.

IN WITNESS WHEREOF, Cathy A. Alosio, President of Echo Canyon Ranch Association, has caused this Third Amendment to Declaration to be executed this 21 day of October 2017.

STATE OF COLORADO)
) SS
COUNTY OF ARCHULETA)

By: Cathy A. Alosio

By: Cathy A. Alosio
Item # 1114

Its: President

TIFFANY MARTIN
NOTARY PUBLIC - STATE OF COLORADO
My Identification # 20054013436
Expires October 19, 2019

The foregoing instrument was acknowledged before me this 27 day of October 2017, by Cathy A. Alosio, President of Echo Canyon Ranch Association.

Witness my hand and official seal.

Tiffany Mard
Notary Public



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CERTIFICATION:

The undersigned certifies that he is in receipt of the Ballots referencing the vote of the Owners described above and that the requisite number of approvals was obtained pursuant to Section 18.2 of the Declaration.

Robert L. Clinkenbeard
By: Robert L. Clinkenbeard, Secretary

STATE OF COLORADO)
COUNTY OF ARCHULETA) ss
)

TIFFANY MARTIN
NOTARY PUBLIC STATE OF COLORADO
My Identification # 20054013436
Expires October 19, 2019

The foregoing instrument was acknowledged before me this 27 day of
October 2017, by Robert L. Clinkenbeard, Secretary of Echo Canyon Ranch
Association.

Witness my hand and official seal.

Tiffany Martin
Notary Public