



**FIRST AMENDMENT TO THE DECLARATION ESTABLISHING
BLACK BEAR LODGE CONDOMINIUMS**

THIS FIRST AMENDMENT TO THE DECLARATION ESTABLISHING BLACK BEAR LODGE CONDOMINIUMS shall be effective upon adoption and recordation and is made by **Black Bear Lodge Condominiums Association, Inc.**, a Colorado nonprofit corporation ("Association"). The Association hereby adopts this First Amendment to the Declaration Establishing Black Bear Lodge Condominiums, recorded on June 20, 2002 at Reception No. 521276 in the office of the Gunnison County, Colorado Clerk and Recorder ("Declaration"), as follows:

Section 6.4(a) of the Declaration is hereby amended by deleting Section 6.4(a) in its entirety and restating Section 6.4(a) to read as follows:

(a) An amount equal to the common expense assessments based on a periodic budget adopted by the Association which would have become due, in the absence of any acceleration, during the six (6) months immediately preceding the institution of an action or nonjudicial foreclosure to enforce the lien by either the Association or any party holding a lien senior to any part of the Association lien.

Signed this 10th day of Sept, 2012.

**Black Bear Lodge Condominiums Association, Inc.,
a Colorado nonprofit corporation**

By: [Signature]
President

STATE OF Texas)
) ss.
County of Montgomery)

The foregoing FIRST AMENDMENT TO THE DECLARATION ESTABLISHING BLACK BEAR LODGE CONDOMINIUMS was acknowledged before me this 10 day of September, 2012 by Ereg Westfall, as President of **Black Bear Lodge Condominiums Association, Inc.**, a Colorado nonprofit corporation.

My commission expires: 10-13-15
WITNESS my hand and official seal.

(SEAL)

[Signature]
Notary Public





CERTIFICATION

I, Gregory A Westfall serve as the President of **Black Bear Lodge Condominiums Association, Inc.**, a Colorado nonprofit corporation, and hereby certify that pursuant to 38-33.3-217, C.R.S., and Section 16.4 of the Declaration, the owners of **Black Bear Lodge Condominiums Association, Inc.** have approved the foregoing amendment contained in this First Amendment to the Declaration Establishing Black Bear Lodge Condominiums, and such amendment was properly voted on and adopted.

**Black Bear Lodge Condominiums Association, Inc.,
a Colorado nonprofit corporation**

By: Gregory A Westfall
Gregory A Westfall
President

STATE OF Texas)
) ss.
County of Montgomery)

The foregoing Certification was acknowledged before me this 10 day of September, 2012 by Greg Westfall, as President of **Black Bear Lodge Condominiums Association, Inc.**, a Colorado nonprofit corporation.

My commission expires: 10-13-15
WITNESS my hand and official seal.

(SEAL)

Laura Piatkowski
Notary Public

