

WILDHORSE AT PROSPECT ASSOCIATION, INC.
A Colorado nonprofit corporation

RULES AND REGULATIONS REGARDING ALL RENTALS

The Wildhorse at Prospect Association, Inc., a Colorado nonprofit corporation (the "Association") adopts the following rules and regulations regarding all rentals pursuant to Article 8, Section B. and Article 2, Section 2.5, H. of the Wildhorse at Prospect Declaration as recorded in the real property records of Gunnison County, Colorado at Reception No. 571667 (the "Declaration") and hereby clarifies and amends section 1.2 of the Rules and Regulations of Wildhorse at Prospect Association, Inc. Planned Community as recorded as Exhibit C to the Declaration (the "Rules") as follows:

1. All leases entered into by any Owner¹ for his or her Dwelling Unit shall be in writing and shall provide that the lease is subject to the terms of the Association Documents. All leases shall incorporate by reference the Association Documents, and the Association Documents shall be provided to the lessee(s). All leases shall provide that the failure to comply with the terms of the Association Documents shall be a default under the lease, shall include remedies for eviction, and shall provide that the default remedies under the lease (including eviction remedies) shall be enforceable by the Association.
2. An Owner shall provide a copy of any executed lease of an Owner's Dwelling Unit to the Association prior to the commencement of such lease. Copies of leases may be provided electronically to the Association's management company.
3. Every Owner is responsible for any violation of any rule, regulation, policy, procedure, bylaw, resolution or covenant by such Owner's tenants and guests.
4. Commencing the day following the last day that the lifts are operating at Crested Butte Mountain Resort for the 2018-2019 ski season; but in no event later than May 1, 2019, an Owner shall not lease a Dwelling Unit unless it is a long-term lease, six months or more in duration. A lease is for six months or more in duration if it cannot be terminated in accordance with its terms in less than six months from the commencement of the occupancy thereof.
5. Commencing the day following the last day that the lifts are operating at Crested Butte Mountain Resort for the 2018-2019 ski season; but in no event later than May 1, 2019, the Board will not, and shall not, consent to any lease less than six months in duration, and any provision of section 1.2 of the Rules allowing for board approval of any other lease arrangement is hereby superseded and replaced by these Rules and Regulations Regarding All Rentals.
6. Notwithstanding any other schedule of fines for the Association, the fine for a first violation of these rules and regulations shall be \$250.00. An Owner previously found to have violated these rules and regulations shall be subject to fines of \$1,000.00 per night of any lease in violation of these rules and regulations.

SECRETARY'S CERTIFICATION: The undersigned, being the Secretary of the Association, certifies that the foregoing was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors on April 22nd, 2017, and in witness thereof, the undersigned has subscribed his or her name.

Wildhorse at Prospect Association, Inc., a
Colorado nonprofit corporation

By: Matt Boisen, Secretary

¹ Capitalized terms used herein shall have the meaning set forth in the Declaration.