



**FIRST AMENDMENT TO CONDOMINIUM DECLARATION
FOR WILDWOOD TOWNHOMES**

This First Amendment to Condominium Declaration for Wildwood Townhomes (this "First Amendment") amends that certain Condominium Declaration for Wildwood Townhomes as recorded at reception number 529919¹ (the "Covenants"). This First Amendment is made this 20th day of December, 2021 upon the affirmative vote of the Unit Owners to which at least 67% or more of the votes in the Wildwood Townhomes Association, a Colorado nonprofit corporation (the "Association") are allocated and by 51% or more of any recorded First Security Interests. This First Amendment shall be indexed in the grantee's index in the name of the Association and Wildwood Townhomes, and in the grantor's index in the name of the Association and each of the individual owners that executed an approval as recorded herewith. The Covenants are amended as follows:

1. Article 10 of the Covenants is amended and restated as follows:

**ARTICLE 10
RESIDENTIAL OCCUPANCY**

The Units shall be used and occupied solely for residential purposes as authorized by the then existing zoning or other applicable ordinances of the City of Gunnison, Colorado, and any covenants or agreements entered into with the City of Gunnison, Colorado as to such use and occupancy. Without limiting the foregoing, "residential purposes" as used in this Article shall specifically include any short-term or long-term rental or lease.

Except as expressly set forth above, the Covenants remain in full force and effect.

IN WITNESS WHEREOF, pursuant to C.R.S. § 38-33.3-217 and Article 16 of the Covenants, this First Amendment is adopted upon the affirmative vote of the Unit Owners to which at least 67% or more of the votes in the Association are allocated and by 51% or more of any recorded First Security Interests. This First Amendment was adopted and approved in accordance with Article 16 of the Covenants.

Wildwood Townhomes Association,
a Colorado nonprofit corporation

By: Juana S Mack
Its: President

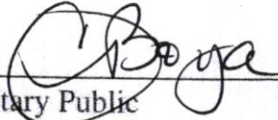
¹ All references to recording information are to documents recorded in the real property records of Gunnison County, Colorado. All capitalized terms as used herein that are not otherwise defined herein, shall have the meaning set forth in the Covenants.



STATE OF Colorado)
) ss.
COUNTY OF Gunnison)

The foregoing was acknowledged before me this 31st day of January, 2022, by Jerome Mack as President of Wildwood Townhomes Association, a Colorado nonprofit corporation. Witness my hand and official seal.
My commission expires: 12/28/24.

CHRISTINE BOYCE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20204044898
My Commission Expires December 28, 2024



Notary Public