



**THIRD AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS
FOR
CRESTED BUTTE MEADOWS**

This Third Amendment to Declaration of Protective Covenants for Crested Butte Meadows (this "Third Amendment") amends that certain Declaration of Covenants, Conditions and Restrictions Crested Butte Meadows Company as recorded at reception number 318889¹ (the "Original Covenants") and the Amendment to Declaration of Covenants, Conditions and Restrictions Crested Butte Meadows recorded at reception number 457737 (the "First Amendment") and the Certification of Second Amendment to Declaration of Covenants, Conditions and Restrictions Crested Butte Meadows recorded at reception number 479739 (the "Second Amendment" and together with the Original Covenants and First Amendment, the "Declaration"). This Third Amendment is made this 24th day of January, 2022 upon the affirmative vote of lot owners to which 67% or more of votes in the Crested Butte Meadows Company, a Colorado nonprofit corporation (the "Association") are allocated. This Third Amendment shall be indexed in the grantee's index in the name of the Association and Crested Butte Meadows, and in the grantor's index in the name of the Association and each of the individual owners that executed a ballot as recorded herewith. The Declaration is amended as follows:

1. Paragraph 1 of the First Amendment is hereby deleted.
2. The following paragraph is hereby added to the Declaration:

No guest house shall be rented or occupied separately from the primary single family dwelling on each tract. Each tract, including all improvements thereon, may be rented by one person or family but shall not be occupied by more than one person or family and occasional guests. No tract or lot, including any portion thereof or improvement thereon, may be rented or leased for any period of time of less than six months. Any rental or lease of any tract or lot, including any portion thereof or improvement thereon, must be for at least six months in duration. The Board of Directors of the Association shall have the authority to adopt and amend reasonable rules and regulations that are consistent with the Declaration and govern the renting and leasing of all tracts and lots in the subdivision, including without limitation rules and regulations requiring leases to be in writing, requiring notification to the Association of leases, placing other requirements on lessors, and imposing penalties for violations on lessors.

The Declaration, First Amendment and Second Amendment are hereby ratified and affirmed. Except as expressly set forth above, the Declaration remains in full force and effect.

IN WITNESS WHEREOF, pursuant to C.R.S. § 38-33.3-217 and paragraph 3 of article V of the Original Covenants, the owners of tracts and lots in Crested Butte Meadows subdivision to

¹ All references to recording information are to documents recorded in the real property records of Gunnison County, Colorado.



which 67% or more of the votes in the Association are allocated have approved this Third Amendment. The signature pages of the owners are attached hereto and incorporated herein by this reference.

Crested Butte Meadows Company,
a Colorado nonprofit corporation.

By:
Its President


Eric Roemer
Colorado

STATE OF Gunnison)
COUNTY OF Gunnison) ss.

The foregoing instrument was acknowledged before me this 24th day of January, 2022 by Eric Roemer as President of Crested Butte Meadows Company, a Colorado nonprofit corporation. Witness my hand and official seal.
My commission expires: 12/28/24




Notary Public

[OWNER SIGNATURES ON FOLLOWING PAGES]