

**AMENDMENT TO THE GRAND LODGE
CRESTED BUTTE RESORT CONDOMINIUM DECLARATION**

THIS AMENDMENT is made this 19th day of November, 2024.

RECITALS

A. CB Lodging, LLC, the original Declarant, created the Grand Lodge Crested Butte Resort Condominium Community (the "Community") by recording The Grand Lodge Crested Butte Resort Condominium Declaration on October 6, 2004 in the real property records of Gunnison County at Reception No. 546965 (the "Declaration").

B. The Declaration provides for and allows for this Amendment to The Grand Lodge Crested Butte Resort Condominium Declaration (the "Amendment") in Article XV, Section 15.1, which provides as follows:

Except for Amendments that may be executed by a Declarant or by the Association under the provisions of this Declaration or the Common Interest Act, the provisions of this Declaration and/or the Resort Condominium Map may be amended, in whole or in part, at any time and from time to time, by vote or agreement of Owners holding at least sixty-seven percent (67%) of the votes in the Association, and Declarant, provided that Declarant's right to consent under this Section shall expire on the first to occur of the conveyance by a Declarant of all Resort Condominium Units to Owners (other than a Declarant) or ten (10) years after the date this Declaration is recorded in the County of Gunnison, Colorado.

C. Additionally, Article XVI, Section 16.1 (b)(x) requires fifty-one percent (51%) approval of the votes of the First Mortgagees for any material amendment to the Declaration that regulate the leasing of Units in the Community.

D. All Owners of the Units in the Community are aware of the provisions of the Declaration allowing for amendment, by virtue of the record notice of the Declaration, by acts and disclosures, newsletters or notices of the Association and by other means.

E. This Amendment has been prepared and determined by the Association and by the Owners that have approved this Amendment to be reasonable and not burdensome.

F. The purpose of this Limited Amendment is to update the leasing provisions in the Declaration so as to allow for long-term leases.

G. The undersigned, being the President of the Association, hereby certify that owners representing an aggregate ownership interest of at least 67% of the general common elements and 51% first mortgagees have consented and agreed to this Limited Amendment. Alternatively, the Association has obtained approval for this proposed Amendment pursuant to the terms and conditions of the Colorado Common Interest Ownership Act.

H. As amended by this Amendment, the Original Declaration is referred to as the "Declaration."

NOW THEREFORE,

I. Amendments. The Declaration is hereby amended as follows:

(a) Repeal and Replacement. The following Section 12.8 is hereby repealed in its entirety and replaced with the following:

12.8 Leases. The term "lease" as used herein shall include any agreement for the leasing or rental of a Resort Condominium Unit and shall specifically include, without limitation, a day-to-day, week-to-week, and month-to-month rental. The Owner of a Resort Condominium Unit shall have the right to lease their Resort Condominium Unit under the following conditions:

(a) All leases shall be in writing and a copy of the lease or lease form shall be delivered to the Board of Directors of the Association or the Association's managing agent prior to the effective date of the lease or prior to using the lease form for short-term or long-term rentals.

(b) All leases shall provide that the terms of the lease and lessee's occupancy of the Resort Condominium Unit shall be subject in all respects to the provisions of this Declaration, the Articles, Bylaws, and rules and regulations of the Association, and that any failure by the lessee to comply with any of the aforesaid documents, in any respect, shall be a default under the lease. Any lease that violates the provisions of this Declaration or rules and regulations adopted by the Board of the Association shall be deemed in default and the Association may bring an action to terminate such lease and the lessee's occupancy of the premises.

(c) No pets or animals of any kind shall be permitted in long-term rental Units.

(d) The number of long-term tenants in a Unit shall not exceed more than two (2) adults per rental Unit.

II. No Other Amendments. Except as amended by the terms of this Amendment and previous amendments, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment is executed by the undersigned.

**The Grand Lodge Crested Butte Resort
Condominium Association, a Colorado nonprofit
corporation**

By: 

President Salih Varoglu

By: 

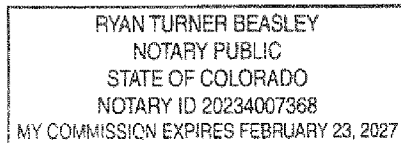
Secretary Zeph Ferguson

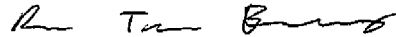
STATE OF Colorado)
) ss.
COUNTY OF Gunnison)

The foregoing was acknowledged before me this 19 day of November, 2024,
by Salih Varoglu, President of The Grand Lodge Crested Butte
Resort Condominium Association, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: February 23, 2027



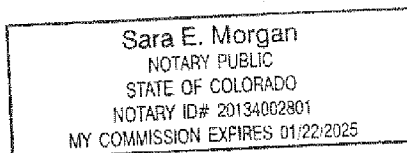

Notary Public

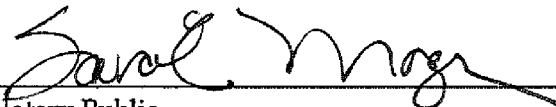
STATE OF Colorado)
) ss.
COUNTY OF Gunnison)

The foregoing was acknowledged before me this 29 day of November, 2024,
by Zeph Ferguson, Secretary of The Grand Lodge Crested Butte
Resort Condominium Association, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 1/22/25




Notary Public