

AMENDMENT TO DECLARATION VIKING CONDOMINIUMS

This Amendment (the "Amendment") is made pursuant to Article XV of the Declaration - Viking Condominiums recorded in the records of the Mesa County Clerk and Recorder (the "Clerk") on November 10, 1981 at Reception No. 1274113, (the "Declaration"), and C.R.S. § 38-33.3-217, and is effective upon the date of recording in the Clerk's records. All the capitalized terms used in this Amendment have the same meaning as the defined terms in the Declaration unless specifically provided otherwise.

RECITALS

The Declaration creates covenants, conditions and restrictions that, among other things, regulate the use of Units legally described and shown on that certain condominium maps of Viking Condominiums, recorded in the records of the Clerk on November 10, 1981 at Reception No. 1274114.

Pursuant to the applicable provisions of the Bylaws of the 700 Golfmore Association, Inc., a Colorado nonprofit corporation (the "Association"), C.R.S. §7-127-109, and C.R.S. §38-33.3-308, the Members of the Association were given written notice of a meeting of the Members to be held on Friday, November 2nd, 2018, at 10:00am (the "Meeting"), for the purpose, among other things, of considering and voting on certain amendments to the Declaration as provided in this Amendment.

Under Article XV of the Declaration, the Declaration may be amended by a written instrument duly recorded reflecting the consent of eighty percent (80%) of the Unit Owners. However, pursuant to C.R.S. §38-33.3-217(1), applicable to this community with respect to events and circumstances occurring on or after January 1, 2006 through C.R.S. §38-33.3-117(1.5)(d), any provision in a declaration that purports to specify a percentage larger than sixty-seven percent (67%) for approval of any amendment is declared void as contrary to public policy, and until amended, deemed to specify a percentage of sixty-seven percent (67%).

At the Meeting, a quorum of the Owners was present and votes representing at least sixty-seven percent (67%) of the total votes in the Association as allocated in Section 6.2 of the Declaration and summarized on Exhibit A voted in favor of the following amendments.

THEREFORE, the undersigned certifies the following amendment to the Declaration:

The Declaration is amended by the deletion of Section 9.1.1, in its entirety. In its place, a new Section 9.1.1 shall read as follows:

Any agreement between an Owner and any person who will occupy a Unit or any part of a Unit in exchange for money or any other thing of value (collectively, a "Lease") shall provide that the term of such Lease shall be subject in all respects to the provisions of this Declaration and the Articles of Incorporation, Bylaws and rules, regulations, policies and procedures of the Association (the "Governing Documents"), and that any failure by anyone occupying a Unit at any time to comply with the terms and provisions of the Governing Documents shall be a default under the Lease. Further, all Leases shall be in writing, and the Board may require the use of its approved written form of agreement or the insertion of particular provisions into any Lease and a copy of any Lease shall be provided to the Association by the Owner. After notice and an opportunity for hearing, the Board may require an Owner to evict any tenant who has repeatedly violated any provision of the Governing Documents. All Leases for a term of less than thirty (30) consecutive days are prohibited, including, without limitation, all vacation rental by owner/VRBO, air bed and breakfast/AirBnB uses.

Except as amended above, all provisions of the Declaration remain in full force and effect.

DATED this 2 day of November, 2018.

700 Golfmore Association, Inc.

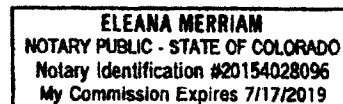
By: Pauline S. Lytle, its President

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 2 day of November, 2018, by Pauline Lytle as President of the 700 Golfmore Association, Inc.

Witness my hand and official seal.

My commission expires: 7-17-2019



Eleana Merriam
Notary Public