

AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
OF THE GOLDEN BEAR CONDOMINIUMS

THIS AMENDMENT is made this 14 day of February, 2014

RECITALS

A. Golden Fox LLC, a Colorado limited liability company, created the Golden Bear Condominiums community ("Community") by recording a Declaration of Covenants, Conditions, and Restrictions of the Golden Bear Condominiums in the real property records of the County of Boulder, State of Colorado, on February 8, 2002 at Reception No. 2252233, as amended and supplemented by multiple documents of record (collectively referred to as the "Original Declaration").

B. The Original Declaration provides for and allows for this Amendment to the Declaration of Covenants, Conditions, and Restrictions of the Golden Bear Condominiums (the "Amendment") in Article 11, Section 11.5, which provides as follows:

Except as otherwise provided in this Declaration, and subject to the provisions elsewhere contained in this Declaration requiring the consent of Declarant or others, any provision, covenant, condition, restriction, or equitable servitude contained in this Declaration may be amended or repealed at any time and from time to time upon approval of at least 67% of the votes in the Association.

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

D. 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.

E. The purpose of this Amendment is to amend the minimum lease term to comply with the requirements of the U.S. Department of Housing and Urban Development and to revise trash removal obligations.

F. The undersigned, being the President and Secretary of the Association, hereby certify that Owners representing 67% of the votes in the Association have consented and agreed to this Amendment. Alternatively, the Association has obtained approval for this proposed Amendment pursuant to the terms and conditions of the Colorado Common Interest Ownership Act.

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

NOW THEREFORE,

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

(a) Repeal and Restatement. Article 6, Section 6.3(b) is hereby repealed in its entirety and the following Article 6, Section 6.3(b) is substituted:

(b) Short term occupancies and rentals (of less than 30 days) of Units shall be prohibited. Leases and rental agreements shall be in writing, a copy of which shall be delivered to the Executive Board or the Association's managing agent prior to the effective date of the lease, and shall provide that the lease or rental agreement is subject to the terms of the Governing Documents. All leases and rental agreements of Units shall state that the failure of the tenant, renter, or guest to comply with the terms of the Declaration, the Bylaws, the Articles of Incorporation, or the rules and regulations of the Association shall constitute a default of the lease or rental agreement and of this Declaration, and such default shall be enforceable by both the Association and the landlord. All occupants of a Unit shall be subject to the right of the Association to remove and/or evict the occupant for failure of the occupant to comply with the terms of the Governing Documents.

(b) Repeal and Restatement. Article 4, Section 4.4(d) is hereby repealed in its entirety and the following Article 4, Section 4.4(d) is substituted:

(d) in the event the City of Longmont fails to provide trash service to the Condominiums, the removal of trash and the engagement of a trash removal contractor on behalf of the Owners;

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.

GOLDEN BEAR CONDOMINIUM ASSOCIATION, INC.,
a Colorado nonprofit corporation

By: Katherine V. Leach
President

By: Steve E. Jipko
Secretary

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

The foregoing was acknowledged before me this 4th day of February, 2014, by Katherine G. Leach as Secretary of Golden Bear Condominium Association, Inc., a Colorado nonprofit corporation.



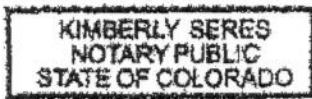
Witness my hand and official seal.
My commission expires: 03/16/2015

Hannah L. Fields
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

The foregoing was acknowledged before me this 14th day of February, 2014, by Jane E. Tipton as Secretary of Golden Bear Condominium Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: 7/10/2016



Kimberly Seres
Notary Public

AFTER RECORDING RETURN TO:
Hindman Sanchez P.C.
5610 Ward Road, Suite 300
Arvada, CO 80002
Attn: DAF