

CPS
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AMENDMENT TO THE CONDOMINIUM DECLARATION OF COPPERSTONE
CONDOMINIUMS

Recitals:

1. Copperstone Condominiums is a Colorado common interest community generally administered by the Condominium Declaration of Copperstone Condominiums dated January 30, 1998 recorded on February 9, 1998 in the office of the Arapahoe County Clerk and Recorder at Reception Number A8017544 (the "Declaration").
2. This Amendment is intended to change the terms of the Declaration as to:
1) the Maintenance Standard contained in Section 5.2 of the Declaration;
2) to allow the Owners to maintain their Residential Units as they deem fit provided the Owners strictly comply with the Restrictions and conditions contained elsewhere in the Declaration; and 3) to allow the Board of Directors, exercising its business judgment, to maintain the Common Elements as the Board believes to be in the best interest of the Association.
3. It is the desire of the Owners of Units to which at least 67 percent of the votes in the Association are allocated to amend the Declaration to amend Section 5.2 (c) of the Declaration.

THEREFORE, Section 5.2(c) of the Declaration, including all Amendments and Supplements thereto shall be amended to read as follows:

Maintenance Standard. Each Owner and the Association will perform its respective maintenance and repair obligations under this Section in a manner consistent with a first class residential Condominium Community located in Denver, Colorado.

The remainder of the Declaration shall remain in full force and effect provided those sections are not in conflict with the amendment of Section 5.2(c), in which case the conflicting provision shall be interpreted to complement the amendment set forth above.

This Amendment was adopted by the owners of Units to which at least 67 percent of the votes in the Association have been allocated and 51 percent of the Eligible First Mortgagees.

Certified this 23 day of January, 2015 by Copperstone Condominium Association, Inc.

Copperstone Condominium Association, Inc.

By TODD M. TOMAS
its President

STATE OF COLORADO)
) ss.
COUNTY OF Archuleta)

I acknowledge Tina Marie Loomis signed this document before me
this 28 day of January, 2015.

My commission expires:

LUSINE V. OGANSYAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID. 20134670542
MY COMMISSION EXPIRES NOVEMBER 12, 2017

[Signature]
Notary Public