

AMENDMENT OF BYLAWS OF LPPO ASSOCIATION

WHEREAS, the L P P O Association (the "Association") adopted the Bylaws of LPPO Association (the "Bylaws") on May 15, 2006 and recorded the Bylaws on August 5, 2010 in the La Plata County Clerk and Recorder's Office as Reception No. 1018000;

WHEREAS, Sections 2.1(b), 3.9(a), and 3.9(c) of the Bylaws were duly amended in 2015;

WHEREAS, Section 10.1 of the Bylaws allows for amendment upon vote of the Board and presentation of such amendment at the annual meeting of the Unit Owners;

WHEREAS, the Board of Directors desires to amend Section 8.1 of the Bylaws in order to allow for a different process for amending the Rules and Regulations for the Association;

WHEREAS, at a duly noticed and convened meeting of the Board of Directors of the Association, amendment of the Bylaws as set forth below was approved by vote of a majority of the Members of the Board of Directors;

WHEREAS, at the duly noticed annual meeting the Unit Owners were presented an amendment of the Bylaws, as set forth below, and such amendment was not rejected by the Unit Owners;

NOW, THEREFORE, the Association, does hereby amend the Bylaws as follows:

1. Rules. Article 8, Section 8.1 of the Bylaws is amended and replaced with the following:

The Board, through a majority vote of the Board, may adopt, amend, repeal, and enforce Rules and Regulations, and impose fines for violations thereof as it deems desirable with respect to the operation of the Association. Upon vote by the board, amended Rules and Regulations shall be presented no more frequently than a quarterly basis to Unit Owners at a special meeting of the Unit Owners, and unless 51% of the Unit Owners votes to reject the amended Rules and Regulations the amended Rules and Regulations shall be deemed approved and adopted by the Unit Owners. The purpose of the Rules and Regulations shall be to implement, supplement or otherwise carry out the purposes and intentions of the Declaration; provided such Rules and Regulations must be consistent with the Declaration, and as amended from time to time. All Rules shall be reasonable and uniformly applied under the same or similar circumstances; provided, however, that the Board shall exercise its best judgment recognizing individual circumstances which may require a temporary or permanent variance. Each Owner shall comply with the Rules and be responsible and liable for tenants fully and timely complying with the Rules. The Rules shall have the same force and effect as if they were part of the Declarations.

The Secretary is authorized to incorporate the above amendment into the Bylaws and execute same as the Amended Bylaws of LPPO Association.

DATED this 17 day of August, 2022

L P P O Association

By  President