

THIS DOCUMENT WAS DRAFTED BY,
AND AFTER RECORDING, RETURN TO:
Kellie Gronski, Esq.
Wells, Love & Scoby, LLC
225 Canyon Blvd.
Boulder, CO 80302
(303) 449-4400

**SECOND AMENDMENT
TO
THE CONDOMINIUM DECLARATION
OF
THE RETREAT ON THE BLUE CONDOMINIUMS**

WHEREAS, THE CONDOMINIUM DECLARATION OF THE RETREAT ON THE BLUE CONDOMINIUMS, was recorded on March 29, 2002 as Reception No. 679978 in the Summit County Clerk and Recorder's Office, Summit County, Colorado ("Declaration"); and

WHEREAS, The Retreat on The Blue Condominium Association ("Association") and the Owners of the Units in The Retreat on The Blue Condominiums, pursuant to Paragraph 14.2 of the Declaration and the Resolution adopted by the Board of Directors of the Association on February __, 2003, desire to amend Paragraph 6.7 of the Declaration; and

WHEREAS, in accordance with Paragraph 14.2 of the Declaration, the Owners to which at least 67% of the Votes then in the Association are allocated have approved the adoption of this Resolution and the originals of the written approvals by the Owners are in the records of the Association and are available for inspection at the Association's offices during regular business hours;

NOW THEREFORE, the Association hereby amends the Declaration as follows:

1. Paragraph 6.7 is hereby amended in its entirety to read as follows:

6.7 Pets Within the Condominium Community. Pets are allowed including dogs, cats (two in the aggregate number) or other customary household pets may be allowed in Condominium Units occupied by Owners (not renters) so long as they are not raised, bred, or maintained for any commercial purpose, and are not kept in such number or in such manner as to create a nuisance or inconvenience to any residents of the Condominium Community. Qualified service animals are permitted for renters with disabilities.

The Board of Directors shall have the right and authority to determine in its sole discretion that the household pets are being kept for commercial purposes or are being kept in such number or in such manner as to be unreasonable or to create a nuisance, or that an Owner is otherwise in violation of the provisions of this Paragraph. The Directors shall take such action or actions as it deems reasonably necessary to correct the violation to include after Notice and Hearing, directing permanent removal of the pet or pets from the Condominium Community.

Household pets shall not be allowed to run at large within the Condominium Community, but shall at all times be under the control of such pet's Owner and such pets shall not be allowed to litter the Common Elements. Dogs shall be on a leash while on the Common Elements.

Household pets shall not be left alone on any deck or balcony at any time. The Board of Directors is granted the authority to enforce the provisions of this Paragraph by the levy of Fines against the Owner in accordance with Paragraph 5.4(c) hereof.

Reimbursement for damages caused by such pets and costs incurred by the Association, to include attorneys' fees and costs, in the removal of a pet or pets from the Condominium Community or incurred by the Association in cleanup after such pets may be levied against such pet's Owner as an Individual Assessment in accordance with Paragraph 5.4(b) hereof.

2. In all other respects the Declaration, as amended, shall remain in full force and effect.

WHEREAS, the Association has caused this SECOND AMENDMENT TO THE CONDOMINIUM DECLARATION OF THE RETREAT ON THE BLUE CONDOMINIUMS to be executed this 27 day of February, 2003.

THE RETREAT ON THE BLUE
CONDOMINIUM ASSOCIATION,
a Colorado nonprofit corporation

By: Thomas M. Silengo
Thomas M. Silengo, President

By: Vicki Kibler-Silengo
Vicki Kibler-Silengo Secretary

STATE OF COLORADO)
) ss.
COUNTY OF Summit)

The foregoing instrument was acknowledged before me this 28th day of February, 2003 by Thomas M. Silengo as President and Vicki Kibler-Silengo as Secretary of THE RETREAT ON THE BLUE CONDOMINIUM ASSOCIATION, a Colorado nonprofit corporation.

My commission expires: 7/28/03

WITNESS my hand and official seal. Amy M. Mastri
Notary Public

SECRETARY'S CERTIFICATE

AMY M. MASTRI
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 7/28/2003

Vicki Kibler-Silengo
I, Vicki Kibler-Silengo certify as follows:

1. I am the Secretary of The Retreat on The Blue Condominium Association
("Association").

2. In accordance with Paragraph 14.2 of the Declaration, the Owners to which at
least 67% of the Votes then in the Association are allocated have approved the adoption of this
Resolution and the originals of the written approvals by the Owners are in the records of the
Association and are available for inspection at the Association's offices during regular business
hours.

Dated this 27 day of February, 2003.

Vicki Kibler-Silengo
Secretary of The Retreat on The Blue
Condominium Association
Vicki Kibler-Silengo

STATE OF COLORADO)
) ss.
COUNTY OF Summit)

The foregoing SECRETARY'S CERTIFICATE was subscribed and sworn before me this
28th day of February, 2003 by Vicki Kibler-Silengo as Secretary of The Retreat on The
Blue Condominium Association.

My commission expires: 7/28/03.

WITNESS my hand and official seal.

AMY M. MASTIN
NOTARY PUBLIC
STATE OF COLORADO

Amy Mastin
Notary Public

AMY M. MASTIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY COMMISSION EXPIRES 7/28/2003