

**FIRST AMENDMENT TO BYLAWS
OF
THE TELLURIDE LIVERY CONDOMINIUM ASSOCIATION, INC.**

Pursuant to section 8.1 of the Bylaws, the Board of The Telluride Livery Condominium Association, Inc., a Colorado nonprofit corporation (“**Association**”), hereby amends the Association’s Bylaws as follows:

Section 4.3 E., pertaining to Budgets and Collections is deleted in its entirety and replaced with the following language:

4.3 E. To adopt an annual budget as provided for in the Declaration, to fix, determine, levy and collect the periodic prorated assessments to be paid by each of the owners towards the gross expenses of the entire condominium property and by majority vote of the Board to adjust, decrease or increase the amount of the assessments. Within ninety (90) days of adoption of any proposed budget, the Board shall mail or email a summary of the budget to the owners and set a date for a meeting of the owners. Unless a quorum of owners veto the proposed budget at the meeting, the proposed budget shall be deemed ratified by the owners. This procedure shall not apply to budget amendments. If the proposed budget is vetoed, the budget in place immediately prior thereto shall remain in effect. The board, or its agent, may establish any reasonable system for collection periodically of common expenses, in advance or arrears as deemed desirable. Initially, assessments for the estimated common expenses on an annual basis shall be made by the Board and shall be payable in equal monthly installments in advance on the first day of each month. Assessments made shall be based upon the estimated cash requirements deemed to be such aggregate sum as the board shall from time to time determine to be paid by all of the owners. Estimated expenses include the costs of maintenance and operation of the general common elements, expenses of management, taxes and special assessments unless separately assessed, insurance premiums for insurance coverage as deemed desirable or necessary by the Board, landscaping and care of grounds, lighting, repairs and renovations, wages, water and utility charges, legal and accounting fees, management fees, expenses and liabilities incurred by the Board or the Manager under or by reason of the Declaration, payment of any deficit remaining from a previous assessment period, the creation of a reasonable contingency or other reserve or surplus fund as well as other costs and expenses relating to the general common elements. Estimated expenses shall also include the utility payments for all Units not separately assessed.

Section 4.7, Removal of Board Members is deleted in its entirety and replaced with the following language:

Section 4.7 Removal of Board Members. At any Board or Unit Owner meeting called for that purpose, and in which a quorum is present for purposes of taking action, any one or more of the Board Members may be removed with or without cause, either by a majority of all of the Unit owners, in which case a successor may then and there be elected by the Unit Owners as provided in Section 4.5, or by a majority of the Board, in

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which case the Board may appoint person(s) to fill the vacancy for unexpired portion of the removed Board Member's term. Any Board Members whose removal has been so proposed by the owners shall be given an opportunity to be heard at the meeting.

Section 7.1, Assessments, is deleted in its entirety and replaced with the following language:

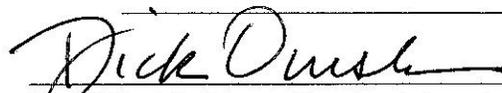
7.1 Assessments. Except as otherwise provided in the Declaration concerning the apportionment of certain expenses to certain owners, all owners shall be obligated to pay assessments imposed by the Association to meet the common expenses, and payment thereof shall be made not later than the due date set forth in the invoice, if any, for the assessment and/or as set forth in the collection policy adopted by the Board. An owner shall be deemed to be in good standing and entitled to vote at any annual or at a special meeting of owners, within the meaning of these Bylaws, if, and only if, the owner shall have fully paid all assessments made or levied against their Unit.

3. Section 7.5. B, pertaining to permission for improvements, is deleted in its entirety.

4. Section 7.8, Rules and Regulations, is deleted in its entirety. The Board has adopted replacement Rules and Regulations in a separate instrument.

CERTIFICATION

The undersigned certifies that the foregoing bylaw amendments were approved by the Board at their meeting held 8/18 2016.


_____, President
The Telluride Livery Condominium Association, Inc.