



**SECOND AMENDMENT TO
THE CONDOMINIUM DECLARATION FOR
THE WILDWOOD LODGE**

This Second Amendment to the Condominium Declaration for the Wildwood Lodge (“Second Amendment”) is made and entered into at Breckenridge, Colorado, as of the 12 day of June, 2018, by the Members (“Owners”) of The Wildwood Lodge Condominium Association, Inc., a Colorado non-profit corporation (“Association”).

RECITALS

WHEREAS, the Condominium and Fractional Estate Declaration for the Wildwood Lodge, a Condominium (the “Original Declaration”) was recorded in the records of Summit County on June 5, 1987, at Reception No. 337750;

WHEREAS, the First Amendment to the Condominium and Fractional Estate Declaration for the Wildwood Lodge, a Condominium (the “First Amendment”) was recorded in the records of Summit County on May 31, 1995, at Reception No. 492036;

WHEREAS, the Original Declaration and the First Amendment shall be referred to collectively herein as the “Declaration”;

WHEREAS, the Declaration provides, in Section 26.1 that the Declaration may be amended by approval of the Owners of at least sixty-seven percent (67%) of the aggregate Ownership interest in the Common Elements and at least fifty-one percent (51%) of the Mortgagees; and

WHEREAS, the Owners wish to amend the Declaration, as more particularly set forth herein.

AMENDMENT

NOW THEREFORE, the Declaration is hereby amended as follows:

1. Section 17.12 of the Declaration is deleted in its entirety and the following Section 17.12 is substituted in its place:

“17.12. Employee Unit. There shall be no restrictions on the use of the Employee Unit, or the Association’s right to lease the Employee Unit, except as set forth in Exhibit B to the Declaration. The Association may voluntarily sell, transfer, or convey its ownership of the Employee Unit with the express written consent of the Owners of at least sixty-seven percent (67%) of the aggregate Ownership interest in the Common Elements.”

2. Section 27.2 of the Declaration is deleted in its entirety and the following Section 27.2 is substituted in its place:

“27.2. Animals. Owners, guests and tenants, may keep no more than 2 domesticated pets (dog or cat). All pets must be primarily indoors and must be kept on a leash whenever outdoors. No kennels or commercial pet operations are permitted. No pets shall be left outdoors without being supervised by a person of at least 8 years of age who is also outdoors and in the line of sight with such pet. Fish and birds are permitted, but must not be noisy or obnoxious. If an owner, guest or tenant fails to clean up after a pet or the pet is allowed to run free, or if the pet is noisy or obnoxious, the Board of Managers may order the removal of such pet on a permanent basis and the owner of the Unit to whom such order is directed shall comply.”

3. Article XXVIII of the Declaration is deleted in its entirety and the following Article XXVIII is substituted in its place:

“ARTICLE XXVIII

REGISTRATION BY OWNER OF ADDRESS

Each Owner shall register his or her address with the Association, which address shall be utilized by the Association for all notices or demands intended to be served upon an Owner. To the extent allowed by the Act, at the Owner’s discretion, such registered address may be an electronic mail address. If an Owner leases his Unit as provided in the Declaration, the name and address of each tenant shall be registered with the Association. All notices, demands or other notices intended to be served upon the Board of Managers or the Association shall be sent by certified mail, postage prepaid, to the Association’s principal mailing address as registered with the Colorado Secretary of State, or by any other means as determined by the Board of Managers.”

4. All other terms and provisions of the Declaration shall remain in full force and effect.

[CERTIFICATION PAGE FOLLOWS]

CERTIFICATION

The President of The Wildwood Lodge Condominium Association, Inc., by her signature below, hereby certifies, affirms and attests that this Second Amendment to the Condominium and Fractional Estate Declaration for the Wildwood Lodge, has been approved and adopted by the Owners of no less than sixty-seven percent (67%) of the aggregate Ownership interest in the Common Elements, and at least fifty-one (51%) of the Mortgagees.

THE WILDWOOD LODGE
CONDOMINIUM ASSOCIATION, INC.,
a Colorado nonprofit corporation

LINDA TONGYOU
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084015091
MY COMMISSION EXPIRES MAY 4, 2020

By: Wes English
Wes English, President

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 12th day of June, 2018 by Wes English, as President of The Wildwood Lodge Condominium Association, Inc., a Colorado non-profit corporation.

Witness my hand and official seal.
My Commission Expires: May 4, 2020

[Signature]
Notary Public