

**AMENDMENT TO THE AMENDED AND RESTATED CONDOMINIUM DECLARATION
FOR
SUN VAIL CONDOMINIUMS**

THIS AMENDMENT ("Amendment") is made effective as of the date of recording.

RECITALS

A. The Amended and Restated Condominium Declaration for Sun Vail Condominiums was recorded on January 13, 2017 with the Eagle County Clerk and Recorder at Reception No. 201700598, (as amended and supplemented from time to time, the "Declaration").

B. The purpose of this Amendment is to adopt leasing restrictions on short term rentals.

C. Article 16, Section 16.2 of the Declaration provides that the Declaration may be amended by the affirmative vote, written agreement, or any combination of affirmative vote and written agreement of the Unit Owners to which at least 67% of the votes are allocated.

D. Unit Owners representing at least 67% of total Association vote have approved this Amendment by affirmative vote, written agreement, or any combination thereof.

NOW THEREFORE, the Declaration is hereby amended as follows:

I. **Amendment.** Article 14, Section 14.2 is amended in its entirety to state:

Section 7.2 **Leasing or Renting Units.** Owners have the right to lease or allow occupancy of their units upon terms and conditions the Owner(s) deem advisable, subject to the restrictions in the Declaration and the Association's rules and regulations, including the following:

(a) "Leasing" or "Renting" is defined as regular, exclusive occupancy of a Unit by any person other than the Owner.

(b) All leases/rentals must be for a minimum of three consecutive nights.

(c) Each Owner who leases his or her Unit on a short-term basis must provide to the Association, upon request, documentation showing he or she is in compliance with the Town of Vail short-term leasing registration and licensing requirements. Owners, tenants, residents and guests must at all times comply with applicable ordinances, laws, regulations and requirements of any governmental authority having jurisdiction over the Units or the Sun Vail Community.

II. **No Other Amendments.** Except as amended by the terms of this Amendment and any previous amendments, the Declaration will remain in full force and effect.

III. **Effective Date.** This Amendment is effective upon recording.

[signatures on following page]

IN WITNESS WHEREOF, this Amendment is executed by the undersigned.

SUN VAIL CONDOMINIUM ASSOCIATION,
a Colorado nonprofit corporation

By: SS Grant
President

By: Brian J Wilson
Secretary

STATE OF Colorado
COUNTY OF Eagle

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) ss.
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The foregoing was acknowledged before me this 19th day of November, 2021, by Sharon S. Grant, as President of Sun Vail Condominium Association, a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: 7-25-2022
LAURA HOWE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19914011144
MY COMMISSION EXPIRES JULY 25, 2022

Laura Howe
Notary Public

PROVINCE
~~STATE OF~~ ONTARIO CANADA
CITY
~~COUNTY OF~~ TORONTO

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) ss.
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The foregoing was acknowledged before me this 5 day of NOVEMBER, 2021, by BRIAN J. WILSON, as Secretary of Sun Vail Condominium Association, a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: September 25, 2023

Cheryl Martinez-Ostler
CHERYL MARTINEZ-OSTLER
A Notary Public/Commissioner for Oaths
in and for the Province of Ontario
Expiry Date: September 25, 2023
LSO Licence No. P13523
Notary Public

