

**FOURTH AMENDMENT TO THE FIRST AMENDED AND RESTATED  
DECLARATION FOR LULU CITY CONDOMINIUM ASSOCIATION**

**THIS FOURTH AMENDMENT TO THE FIRST AMENDED AND RESTATED DECLARATION FOR LULU CITY CONDOMINIUM ASSOCIATION** (the "**Declaration Amendment**"), is made and effective as of the date of recording ("**Effective Date**") in the office of the San Miguel County, Colorado Clerk and Recorder ("**Official Records**"), by The Lulu City Condominium Association, Inc., a Colorado nonprofit corporation ("**Association**"). The Association hereby states as follows:

WHEREAS, the Lulu City Condominiums, a condominium community ("**Community**") exists in accordance with the following described documents ("**Governing Documents**"):

a. the First Amended and Restated Condominium Declaration recorded in the office of the San Miguel County Colorado Clerk and Recorder ("**Official Records**") on October 16, 2006 under Reception No. 387603 as amended by the First Amendment to the First Amended and Restated Condominium Declaration recorded on February 13, 2013 under Reception No. 426835, the Second Amendment to the First Amended and Restated Condominium Declaration records in the Official Records on August 8, 2015 under Reception No. 438916, the Third Amendment to the First Amended and Restated Condominium Declaration records in the Official Records on November 19, 2020 under Reception No. 466677, and any other amendment or supplement to the Declaration (collectively referred to as the "**Declaration**");

b. the Condominium Map recorded on February 6, 1981, under Reception No. 219814 in Plat Book 1 at Page 314, ("**Original Map**") as amended and/or supplemented by the following: (1) Lulu City Condominium Map Building No. 5 recorded in the Official Records on July 3, 1984, under Reception No. 234521 in Plat Book 1 at page 496; (2) Lulu City Condominium Building No. 6 recorded in the Official Records on December 3, 1985, under Reception No. 241355 (3) the Amendment to the Condominium Map of Lulu City Condominiums for Unit 6-I recorded in the Official Records on August 18, 2015 under Reception No. 438915; (4) the Amendment to the Condominium Map for Lulu City Condominiums, Unit 6A, recorded in the Official Records on November 19, 2020 under Reception No. 466676; and any other amendment or supplement to the Original Map (The Original Map and the Map Amendments are collectively referred to as the "**Map**"); and

c. the Articles of Incorporation and the Bylaws, including any and all amendments for The Lulu City Condominium Association, Inc., a Colorado nonprofit corporation.

WHEREAS, pursuant to the Governing Documents, the Board of Directors of the Association and the Owners by a vote of at least 67% of the outstanding votes in the Association have approved this Declaration Amendment.

WHEREAS, no notice to Eligible Holders is required pursuant to Declaration Section 5.K. and 22.C and no consent of any mortgage or holder of deed of trust is required to accomplish the this amendment to the Declaration.

Except as amended by the terms of this Declaration Amendment, the Declaration shall otherwise remain in full force and effect.

NOW THEREFOR, the Declaration is amended as follows:

1. Section 13.P. of the Declaration, which had established a five percent (5%) Transfer fee on the Transfer of Units is hereby repealed and deleted in its entirety.

2. Section 10.I of the Declaration is deleted and replaced with the following:

**10.1 Animal Restrictions.** Owners may keep up to 2 dogs and 2 cats in their Unit. Tenants who have a written lease with an Owner for six (6) months or longer, may keep up to 2 pets total in their Unit. No rabbits, livestock, fowl, or poultry of any kind shall be raised, bred, or kept in the Community, including within a Unit. All animals in the Community are subject to the Rules and Regulations. Notwithstanding anything to the contrary, no animal may unreasonably disturb other occupants of the Community or otherwise be a nuisance, and no animal may be kept, bred or maintained for any commercial purpose.

**APPROVED AS OF THE EFFECTIVE DATE.**

The Lulu City Condominiums Association, Inc.,  
a Colorado nonprofit corporation

By: *Jill O'Dell*

Date: *9/11/2023*

Name: *Jill O'Dell*

Title: *President*

State of Colorado )  
  )ss.  
County of San Miguel )

Subscribed to and acknowledged before me this *11<sup>th</sup>* day of *September*, 2023, by  
*Jill O'Dell* as the President of The Lulu City Condominiums Association, Inc., a  
Colorado nonprofit corporation.

Witness my hand and official seal.

*[Signature]*  
Notary Public

My commission expires: *4/12/2024*

