



**SECOND AMENDMENT TO CONDOMINIUM DECLARATION FOR
PARK PLACE (A CONDOMINIUM)**

This Second Amendment to the Condominium Declaration for Park Place (A Condominium) is made this 6th day of August, 2004.

RECITALS

- A. On August 3, 1982, the Condominium Declaration for Park Place (a Condominium) (hereinafter referred to as the "Declaration") was recorded in the real property records of the Clerk and Recorder's office for Pitkin County Colorado, at Book 430 Page 371 at Reception No. 243170.
- B. On October 21, 1992, a First Amendment to Condominium Declaration for Park Place (a Condominium) was recorded in the real property records of the Clerk and Recorder's office for Pitkin County Colorado, at Book 692 Page 41 at Reception No. 349905.
- C. On June 29, 2004, the Association, by a unanimous vote of the members, elected to be treated as a common interest community created after June 30, 1992, thereby accepting the provisions of CCIOA, C.R.S. § 38-33.3-101 *et seq.*
- D. Pursuant to CCIOA, C.R.S. § 38-33.3-217(4.5) and paragraph 27 of the Declaration, the uses to which any unit is restricted by the Declaration may be changed with the agreement of at least sixty-seven percent (67%) of the owners.
- E. Also on June 29, 2004, the Association, by a unanimous vote of the members, agreed to amend the Declaration as set forth below, and authorized and instructed the President and Secretary of the Association to execute and record this Second Amendment.

AMENDMENT

Now therefore the Declaration is hereby amended as follows:

- 1. Section 1(p) is hereby deleted and replaced with the following:

"Residential Units" means Units 301, 302, 303, and 304 intended for residential occupancy and such other uses as permitted in this Declaration.

- 2. Section 9(a) is hereby deleted and replaced with the following:

The Residential Units may be used for residential purposes and for such home occupations as permitted by the City of Aspen. Each unit other than the Residential Units may be used and occupied for such commercial, business, or professional

