



**FIRST AMENDMENT TO
CONDOMINIUM DECLARATION FOR HUNTER HILL CONDOMINIUMS**

This First Amendment to Condominium Declaration for Hunter Hill Condominiums is executed by Hunter Hill Condominiums Association, a Colorado nonprofit corporation (Association), and amends that certain Condominium Declaration for Hunter Hill Condominiums recorded January 7, 1981 in Book 561 at page 178 (Declaration) as set forth below and was properly approved by 67% of the Owners in accordance with C.R.S. §§ 38-33.3-101, *et seq.* (2019) as it may be amended from time to time, and 80% of the holders of first mortgages covering or affecting any or all of the Units, pursuant to Article 20.2 of said Declaration, as follows.

WHEREAS, Hunter Hill Condominiums is an eight-unit condominium project located in Mt. Crested Butte, Colorado, subject to the Declaration, and the Condominium Map recorded January 7, 1981 at Reception No. 356266; and

WHEREAS, the Owners desire to amend said Declaration as set forth below, with said amendment to run with the land in perpetuity; and

WHEREAS, unless expressly amended herein, all other terms, conditions, and restrictions set forth in the Condominium Declaration for Hunter Hill Condominiums shall remain in full force and effect.

NOW THEREFORE, the Association and the Owners, for themselves, their successors and assigns, do hereby publish, establish and declare that the following terms, covenants, conditions, easements, restrictions, uses, reservations, limitations and obligations shall be deemed to run with the land and Hunter Hill Condominiums, shall be a burden and a benefit to the Association and the Owners, and binding upon any person or entity having any right, title, and interest in and to Hunter Hill Condominiums, or any part thereof, and their heirs, successors and assigns, and shall inure to and be for the benefit of each Owner within Hunter Hill Condominiums.

Article 11, Use and Occupancy, shall be repealed and replaced in entirety with the following:

11. USE AND OCCUPANCY. The condominium Units in the project shall be used and occupied solely for residential purposes by the owner, his family, guests, invitees and tenants. In no event shall any tenancy for any Unit be permitted for less than 90 days at any given time. All tenancies must be at least 90 consecutive days in duration.

Article 20, subsection 20.2 shall be repealed and replaced in entirety with the following:

20.2 This Declaration shall not be amended unless the owners representing 67% of the votes in the Association, and the holders of any recorded first mortgages representing an aggregate of 80% of such first mortgages covering or affecting any or all Units consent to such amendment by instrument(s) duly recorded in the records of Gunnison County, Colorado; except that the undivided interest in the general common elements appurtenant to each Unit, as expressed in this Declaration, shall have a permanent character and shall not be altered without the consent of all of the owners and all of the holders of first mortgages, as above defined, as expressed in an amended Declaration duly recorded in Gunnison County, Colorado.



IN WITNESS WHEREOF, this First Amendment to Condominium Declaration for Hunter Hill Condominiums is executed this 27th day of October, 2020.

HUNTER HILL CONDOMINIUMS
ASSOCIATION, a Colorado non-profit
corporation

By: *J Kennedy*
Jennifer Kennedy, President

STATE OF COLORADO)
)ss.
County of Gunnison)

Subscribed and sworn to before me this 27th day of October, 2020, by
Jennifer Kennedy, President of Hunter Hill Condominiums Association.

Witness my hand and official seal.

(SEAL)



September Sack
Notary Public
My commission expires: 05/20/2024