

**SO ORDERED**

The moving party is hereby **ORDERED** to provide a copy of this Order to any pro se parties who have entered an appearance in this action within 10 days from the date of this order.

Randall C. Arp
District Court Judge

DATE OF ORDER INDICATED ON ATTACHMENT

Court Address: 100 Jefferson County Parkway
Golden, Colorado 80403-8780

PETITIONER: GOLDEN RIDGE CONDOMINIUM ASSOCIATION, INC.

▲ COURT USE ONLY ▲

Case Number: 11CV2972

Div: 9 Ctrm: 5F

**ORDER REGARDING COURT APPROVAL OF AMENDMENT TO BYLAWS
PURSUANT TO C.R.S. § 7-121-601**

THE COURT, having reviewed the Petition for Court Approval of Amendment of Condominium Declaration for Golden Ridge Condominium Association Pursuant to C.R.S. §38-33.3-217(7), which included a request for approval of an amendment to the Golden Ridge Condominium Association's Bylaws, and otherwise being fully advised in the premises,

HEREBY FINDS AND ORDERS AS FOLLOWS:

1. The amendment to the Bylaws, attached to the Petition as Exhibit I, was properly approved by the members of the Association in accordance with Colo. Rev. Stat. § 7-127-207(2).
2. Pursuant to the powers granted the Court by Colo. Rev. Stat. § 7-121-601, the Court recognizes that notice of the Bylaws amendment given by the Association to first mortgagees through the Petition proceeding provided a fair and equitable means under the circumstances for first mortgagee consent or objection to the Bylaws amendment.
3. The amendment to the Bylaws is approved by the Court.
4. The Association shall give notice of the Bylaws amendment to all owners of units within the Association.

DONE AND SIGNED this ____ day of _____, 2011.

BY THE COURT:

District Court Judge

This document constitutes a ruling of the court and should be treated as such:

Court: CO Jefferson County District Court 1st JD

Judge: Randall C Arp

Alternate Judge: Unassigned

File & Serve

Transaction ID: 39636191

Current Date: Sep 08, 2011

Case Number: 2011CV2972

Case Name: GOLDEN RIDGE CONDOMINIUM ASSOCIATION INC and FISHER, JAMES
WALLACE

Court Authorizer: Randall C Arp

/s/ Judge Randall C Arp

**AMENDMENT TO THE BYLAWS
OF THE
GOLDEN RIDGE CONDOMINIUM ASSOCIATION, INC.**

This AMENDMENT TO THE BYLAWS OF THE GOLDEN RIDGE CONDOMINIUM ASSOCIATION, INC. ("Amendment") is made effective as of the 8 of Sept., ~~2010~~ 2011

RECITALS

WHEREAS, the Bylaws of the Golden Ridge Condominium Association, Inc. ("Bylaws") were adopted on or about November 9, 1979; and

WHEREAS, Article II, Section 3, of the Bylaws states that a quorum consists of one-third (1/3) of the votes entitled to be cast.

WHEREAS, pursuant to Article VII, Section 2, of the Bylaws, any amendment to the Bylaws requires the affirmative approval of not less than fifty-one percent (51%) of the members and the prior written approval of the first mortgagees of the Condominium Units.

WHEREAS, Colorado Revised Statutes § 7-127-207(2) permits an amendment to reduce quorum requirements when the vote to amend meets the greater quorum requirement in effect at the time the amendment is proposed.

WHEREAS, the Association desires to amend the Bylaws to reduce the quorum.

WHEREAS, the Association has submitted this Amendment to all first mortgagees, has complied with the requirements contained in Colorado Revised Statutes § 38-33.3-217 for first mortgagee approval of amendments to declarations, and has not received any objections to the reduced quorum.

NOW THEREFORE, the Association resolves to amend the Bylaws as follows:

1. Article II, Section 3, of the Bylaws is hereby deleted in its entirety and replaced with the following language:

Quorum. Except as otherwise provided in these Bylaws, the Declaration, or the Articles of Incorporation, and except as hereinafter provided with respect to the calling of another meeting, the presence in person or by proxy of members holding twenty percent (20%) of the votes entitled to be cast shall constitute a quorum. At a meeting where a quorum exists, an affirmative vote of a majority of members present, either in person or by proxy, shall be required to transact the business of the meeting.

If the required quorum is not present in person or by proxy at any meeting initially called, another meeting may be called, subject to the meeting notice requirements stated in these Bylaws, upon the vote of a majority of those members present, in person or by proxy, at the original meeting. Any subsequent meeting must occur within sixty (60) days of the original meeting date. At any subsequent meeting called pursuant to this Section, the presence, in person or by proxy, of members entitled to cast at least fifteen percent (15%) of the votes of all members, shall, except as may otherwise be provided in these Bylaws, the Declaration, or the Articles of Incorporation, constitute a quorum.

A quorum of members who are present in person or by proxy at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of members so as to leave less than a quorum.

2. Article IV, Section 1, of the Bylaws is hereby deleted in its entirety and replaced with the following language:

The Board of Managers shall govern the affairs of the Association and shall consist of nine (9) Managers. Managers shall meet the qualifications set forth below for election or appointment to the Board and throughout the duration of their terms.

(a) Each Manager must either be an Owner, the co-resident of an Owner with written authorization from the Owner, or, if the Owner is a limited liability company, partnership, corporation, trust or other type of entity, then a Manager must be an authorized agent of such entity. Any Owner authorizing a co-resident/agent to serve on the Board must meet the qualifications for Manager, and the co-resident/agent must also meet applicable qualifications.

(b) No two Managers shall represent a single Unit or the same member vote.

(c) No Owner may serve as a Manager if such Owner shows an outstanding balance owed on his or her account, or fails to correct a covenant violation connected with his or her Unit or membership in the Association, for greater than thirty (30) days, or is otherwise not in good standing with the Association.

(d) Any adverse party to the Association in any legal proceeding or action, including an enforceable settlement agreement, shall not be qualified to serve as a Manager for the duration of the proceeding and/or the settlement term. An Owner is an "adverse party" as used in this subsection if any person related to the Owner by blood, marriage, or adoption, or any entity of which the Owner is a manager, shareholder, Manager, officer, agent, or employee, is involved in any legal proceeding or action against the Association.

(e) No person who is either on parole, probation, or under suspended sentence for conviction of a felony, or under criminal investigation by any local, state, or federal agency, shall qualify to serve as a Manager.

If a Manager, or the authorizing Owner, fails to meet the qualifications set forth above at any time during his or her term, then such Manager shall effectively resign upon an affirmative vote of the Board of Managers, and the Manager position shall be deemed vacant. Any vacancy due to a Manager failing to meet the qualifications stated in this Section may be filled in accordance with Article IV, Section 5 of these Bylaws.

3. Article VII, Section 2, of the Bylaws is hereby deleted in its entirety and replaced with the following language:

These Bylaws may be amended by a majority of members present, in person or by proxy, at a duly constituted meeting of the members, or by written ballot, provided, however, that no amendment shall conflict with or minimize the intended effect of the provisions of the Articles of Incorporation or the Declaration.

4. Article VIII, Section 3, of the Bylaws is hereby deleted in its entirety and replaced with the following language:

Notice of Default. When giving notice to a member of a default in paying common expenses or other default, the Board shall send a copy of any such notice to any holder of a mortgage covering

such Condominium Unit if the holder of the mortgage has submitted a written request for such notices to the Association.

5. Article VIII, Section 4, of the Bylaws is hereby deleted in its entirety and replaced with the following language:

Notice of Amendment or Change in Board of Managers or Managing Agent. Whenever requested in writing by a mortgagee of a Condominium Unit, the Association shall provide notice of proposed amendments to the Articles of Incorporation or these Bylaws and shall notify said mortgagees of any changes in the Association's Board of Managers or Managing Agent.

6. All other provisions of the Bylaws shall remain in full force and effect, unmodified, except as expressly modified and amended herein.

CERTIFICATION

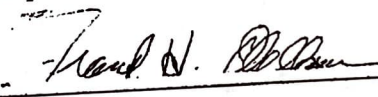
I, the undersigned, do hereby certify:

1. I am the duly elected and acting President of GOLDEN RIDGE CONDOMINIUM ASSOCIATION, INC., a Colorado nonprofit corporation.

2. The foregoing Amendment to the Bylaws of Golden Ridge Condominium Association, Inc., was duly adopted by the members of the Association, in accordance with Article VII, Section 2 of the Bylaws and Colorado Revised Statutes § 7-127-207(2).

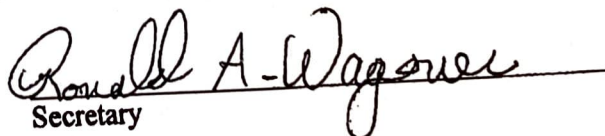
In witness whereof, I have hereunto subscribed my name this 8 day of Sept., 2010. 2011

GOLDEN RIDGE CONDOMINIUM
ASSOCIATION, INC., a Colorado nonprofit
corporation



President

This Amendment to the Bylaws of Golden Ridge Condominium Association, Inc., was adopted by the members of the Association on the 8 day of Sept., 2010, effective the 8 day of Sept., 2010, and is attested to by the Secretary of Golden Ridge Condominium Association, Inc.



Secretary