

**AMENDMENT TO CONDOMINIUM DECLARATION  
FOR GLENWOOD COMMERCIAL CENTER CONDOMINIUMS**

THIS AMENDMENT TO CONDOMINIUM DECLARATION FOR GLENWOOD COMMERCIAL CENTER CONDOMINIUMS (the "Amendment") made this \_\_\_ day of \_\_\_\_\_, 2016, shall be effective upon recordation in accordance with the terms of the Condominium Declaration for Glenwood Commercial Center Condominiums.

**RECITALS:**

WHEREAS, the Condominium Declaration for Glenwood Commercial Center Condominiums was recorded on March 18, 2016 at Reception No. 874985 in the in the real property records of Garfield County, Colorado (the "Declaration").

WHEREAS, RAD Development-Glenwood, a Colorado limited liability company ("RAD") is the aggregate owner of Units representing 100% of the total votes allocated, and by execution below, RAD will have provided its consent to this Amendment.

WHEREAS, pursuant to paragraph 23.2 of the Declaration, the President of Glenwood Commercial Center Condominium Association, Inc., a Colorado nonprofit corporation, is authorized to and will execute this Amendment.

**NOW, THEREFORE,** the Declaration is amended as follows:

1. Residential Use of Units. Notwithstanding anything to the contrary in the Declaration, the following Units are specifically authorized and allowed to be used for residential purposes along with any other purpose authorized by the applicable zoning and land use regulations of the City of Glenwood Springs:

D-200; D-204; D-208; D-212; D-216; D-220 and D-224

2. Parking. Paragraph 15.3 Use of Parking Spaces is hereby deleted in its entirety and replaced with the following:

"15.3 Use of Parking Spaces.

- a. Limited Common Element Parking Spaces. Certain parking spaces, as labeled on the Map, are reserved for the exclusive use of the Unit assigned thereto and may be used for overnight parking.
- b. Parking Units. Parking Units may also be used for overnight parking by the Owners of such Parking Units.
- c. General Common Element Parking Spaces. The Parking Spaces not identified as Parking Units and not identified as Limited Common Elements are General Common Elements available on a first-come first served basis for parking for

Owners, their customers and guests. If 2 or more Units are owned by the same ownership, then such Owner may use one (1) of the General Common Element Parking Spaces for overnight parking. Any other overnight parking must be pre-approved in writing by the Board, which such requests may be approved or denied in the Board's sole discretion.

d. General Rules for Parking in any Parking Space.

- a. No Parking Space may be used for storage.
- b. Only operable vehicles may be parked in Parking Spaces.
- c. No RV, trailers, vehicles over seven (7) feet in height or over twenty-two (22) feet in length may be parked without the prior written approval of the Board.
- e. The Board is authorized to adopt and amend, in the Board's sole discretion, parking rules and regulations to supplement this Use of Parking Spaces section."

3. Prohibition on Liquor and/or Marijuana Stores. Paragraph 15.25 is hereby deleted in its entirety and replaced with the following:

"15.25 Prohibition on Liquor and Marijuana Stores. Only one (1) liquor store may be located on the Property. Any liquor store located on the Property must be approved in writing by the Declarant. **No Units or the Property may be used for any store or otherwise that sells, grows or manufactures marijuanas, cannabis and/or products derived therefrom for any reason whatsoever.** The provisions of this paragraph 15.25 shall not ever be amended without the written consent of Declarant and without regard as to whether the Declarant owns any portion of the Property at the time of the amendment."


4. All capitalized words or terms appearing in this Amendment without definition shall have the meaning provided for in the Declaration.

5. Except as amended by this Amendment, the Declaration shall remain unchanged.

6. In the event of a conflict between the terms of this Amendment and the Declaration or if the terms of this Amendment create any ambiguity among the Declaration provisions, the terms of this Amendment shall control.

EXECUTED as of the 28 day of April, 2016.

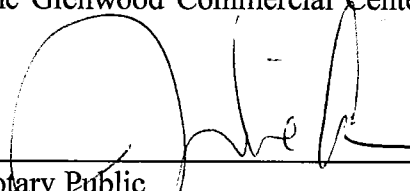
**Glenwood Commercial Center Condominiums Association, Inc.,** a Colorado nonprofit corporation

By:   
Print Name: RAKESH MATHUR

Title: President

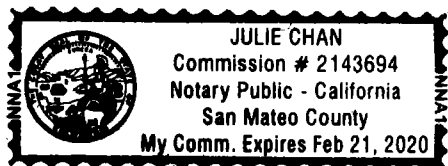
STATE OF CALIFORNIA )  
 ) ss.  
County of SAN MATEO )

The foregoing Amendment to Condominium Declaration for Glenwood Commercial Center Condominiums was acknowledged before me this 20 day of APRIL, 2016, by RAKESH MATHUR as President of the Glenwood Commercial Center Condominiums Association, Inc.


  
\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_



**RAD Development-Glenwood**, a Colorado limited liability company

By:   
Print Name: RAKESH MATHUR  
Its: MANAGING MEMBER

STATE OF CALIFORNIA )  
 ) ss.  
County of SAN MATEO )

The foregoing Amendment to Condominium Declaration for Glenwood Commercial Center Condominiums was acknowledged before me this 20 day of APRIL, 2016, by RAKESH MATHUR as MANAGING MEMBER of RAD Development-Glenwood.