

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR CASA
BELLA VISTA CONDOMINIUMS**

This Amendment is to clarify issues regarding minimum percentage of Owner Occupied Units.

Section 8.12. Owner Use and Occupancy Regulation

Not less than 75% of the Units must be Owner-occupied at all times. This means that no more than 4 Units out of the existing 16 Units may have occupants that are not the property Owner at any one time. Any Owner wishing to lease his/her Unit shall be subject to this owner percentage occupancy requirement. Prior to placing any Unit up for rent, Owner must first apply for non-Owner occupancy authorization from the Board of Casa Bella Vista COA. Failure to get authorization for non-Owner occupancy **prior** to placing Unit on market for rent will result in a \$150.00 monthly penalty while the Unit remains on the market. If a Unit is occupied by a non-Owner without authorization from the Board at Casa Bella Vista, the monthly penalty will be \$175 in addition to facing legal proceedings and all legal court costs associated with this violation.

Allowance of a Unit Owner to lease a Unit shall be on a first-come, first-served basis, and the Association shall have the authority to permit or deny the use or leasing of any Unit within the Project.

Any Owner that is allowed to rent or lease his/her Unit must turn in a Unit Information Form. The Unit Information Form must be turned in within 30 days of rental being occupied by Tenant. Any Owner that does not submit the Unit Information Form within 30 days will be charged \$25.00 per month penalty. The Unit information Form contains names of occupants and contact information for both Tenant and Owner. The Unit Information Form must be signed by the Tenant as it also states and addresses that the Unit is apart of a COA and the Tenant is to adhere to all COA rules and regulations. It is the Owner's responsibility to make sure the Tenant is aware of such rules and regulations. The Owner is solely responsible for any infraction by said Tenant and will be charged for any infraction of such rules and regulations as the COA rules allow.

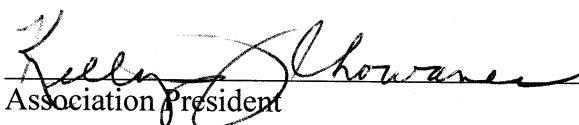
This Amendment is to change the number of days for curing a delinquency from 30 to 10.

Section 5.09 Delinquency and Acceleration

To be Amended as follows:

Such notice shall specify ... (3) a date, not less than **ten (10)** days from the date the notice is mailed to the Owners, by which such default must be cured; ...

As approved by the members of Casa Bella Vista Condominiums at a meeting on
January 24, 2009


Kelly D. Chowman
Association President

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El Paso County, CO

