

COUNTY OF LARIMER

STATE OF COLORADO

EXHIBIT C-2

BYLAWS

OF

PARKWOOD EAST FIRST CONDOMINIUM ASSOCIATION

ARTICLE I

Section 1. Association. Parkwood East First Condominium Association, hereinafter referred to as the Association, is a non-profit corporation organized under the Colorado Non-profit Corporation Act.

Section 2. Purpose. The purpose for which the Association is formed is to govern the condominium property situated in the County of Larimer, State of Colorado, which is known as Parkwood East First Condominium, hereinafter referred to as the Condominium Project, and which property is subject to the provisions of the Condominium Ownership Act of the State of Colorado and to a recorded Condominium Declaration, hereinafter referred to as the Project Declaration or the Declaration.

Section 3. Owners Subject to Bylaws. All present or future owners, tenants, future tenants, or any other person that might use in any manner the facilities of the Condominium Project are subject to the regulations set forth in these Bylaws. The mere acquisition or rental of any of the condominium units (as defined in the Project Declaration and hereinafter referred to as Units) or the mere act of occupancy of any of said Units will signify that these Bylaws are accepted, ratified and will be complied with.

ARTICLE II

Membership, Voting, Majority of
Owners, Quorum, Proxies, Meetings

Section 1. Membership. Ownership of a Condominium Unit is required in order to qualify for membership in this Association. Any person on becoming an owner of a Unit shall automatically become a member of this Association and be subject to these Bylaws. Such membership shall terminate without any formal Association action whenever such person ceases to own a Unit, but such termination shall not relieve or release any such former owner from any liability or obligation to the Association or impair any rights or remedies which the Association may have against such former owner, arising out of or in any way connected with ownership of a Unit and membership in the Association. No certificates of stock shall be issued by the Association, but the Board of Directors may, if it so elects, issue membership cards to the owners. Such membership card shall be surrendered to the Secretary whenever ownership of the Unit designated thereon shall terminate.

Section 2. Annual Meetings. The first annual meeting of the members shall be held no later than 60 days following the date when 80% of the Units have been sold by the Declarant of the Declaration, and each subsequent regular annual meeting of the members shall be selected by the Board of Directors, provided that such meeting shall occur in each year no later than

three months after the end of the Association's fiscal year. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday. At each annual meeting, members of the Board of Directors shall be elected from among the Unit owners. The Association may adopt a procedure whereby all terms of such members do not expire annually. Notwithstanding anything to the contrary provided for herein, however, until the Declarant has sold 80% of the Units, or June 1, 1982, whichever shall first occur, the members of the Board of Directors of the Association shall be appointed by the Declarant, its successors or assigns, unless such right is relinquished earlier and such right shall not be amended.

Section 3. Special Meetings. It shall be the duty of the President to call a special meeting of the Association, as required by the President, a resolution of the Board of Directors, or by petition of twenty-five percent (25%) of the owners of Units. The notice of any such special meeting shall state the time and place of such meeting and the special meeting, except as stated in the notice, unless upon the consent of at least fifty percent (50%) of the owners. Any such meeting shall be held within thirty (30) days after receipt by the President of such resolution or petition.

Section 4. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, not less than ten (10) days nor more than thirty (30) days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of such notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting. A waiver of notice, signed by all members of the Association before, at or after any meeting shall be a valid substitute for notice. The certificate of the Secretary that notice was properly given as provided in these Bylaws shall be prima facie evidence thereof.

Section 5. Voting List. At least ten days before each meeting of members, a complete list of the members entitled to vote at the meeting, arranged in alphabetical order, with the address of each and the number of votes entitled to be voted, shall be prepared by the Secretary. The list, for a period of ten days prior to the meeting, shall be kept on file at the office of the Association and shall be subject to inspection by any member at any time during usual business hours. The list shall also be produced and kept open at the time and place of the meeting during the whole time thereof, and shall be subject to the inspection of any member during the whole time of the meeting.

Section 6. Quorum. Except as otherwise provided in these Bylaws or in the Articles, the presence in person or by proxy of a majority of Unit owners shall constitute a quorum and an affirmative vote of a majority of those present at which a quorum is in attendance either in person or by proxy, shall be necessary to transact business and to adopt decisions binding on all owners. The term "majority of Units owners" shall mean owners of more than fifty (50%) percent of the Units and the term "majority of those present at which a quorum is in attendance" shall mean owners of more than twenty-five percent of the Units.

Section 7. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary before the appointed time of each meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his condominium unit. A proxy need not be an owner.

Section 8. Adjourned Meetings. If any meeting of owners cannot be convened because a quorum has not attended, or if the business of the meeting cannot be concluded, the owners who are present, either in person or by proxy, may adjourn the meeting for periods of no longer than one week from time to time, until a quorum is obtained or until a conclusion can be reached.

Section 9. Order of Business. The order of business at all meetings of the owners of Units shall be as follows:

- (a) call to order
- (b) proof of due notice of meeting
- (c) determination of quorum and examination of proxies
- (d) announcement of availability of voting list
- (e) announcement of distribution of annual statement and budget (if the meeting is an annual meeting)
- (f) reading and disposing of minutes of last meeting of members
- (g) reports of officers and committees
- (h) appointment of voting inspectors
- (i) unfinished business
- (j) adoption of Annual Budget (if the meeting is an annual meeting)
- (k) new business
- (l) nomination of directors (if the meeting is an annual meeting)
- (m) opening of polls for voting
- (n) recess
- (o) reconvening; closing of polls
- (p) report of voting inspectors
- (q) other business
- (r) adjournment

ARTICLE III

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Association Responsibilities. The owners of the Units will constitute the Association, who will have the responsibility of administering the Condominium Project through a Board of Directors.

Section 2. Number and Qualification. The affairs of the Association shall be governed by a Board of Directors. Prior to the sale of 80% of the Units by the Declarant or such earlier time as the Declarant may designate, it shall be composed of three persons appointed by the Declarant, which persons may be agents of Declarant. Subsequent to the sale of 80% of the Units by the Declarant, or at such earlier time as the Declarant may designate, it shall be composed of three persons; each of which shall be unit members.

The number of Directors may be increased or decreased by amendment of these Bylaws; provided, however, the number of Directors shall not be reduced to less than three nor increased to more than five. Until the first meeting of

the Association, the Board of Directors, shall consist of those individuals named as such in the Articles of Incorporation of the Association.

Section 3. Term of Office. Initially, the members shall elect one director for a term of one year, one director for a term of two years, and one director for a term of three years; and at each annual meeting thereafter, the members shall elect, for a term of three years, a new director for the one whose term has expired.

Section 4. Vacancies. Vacancies in the Board of Directors caused by any reason other than the removal of a Director by a vote of the Association shall be filled by election of the remaining Directors, even though they may constitute less than a quorum and each person so elected shall be a Director until a successor is elected at the next annual meeting of the Association.

Section 5. Removal of Directors: At any annual or special meeting of the Association, duly called, any one or more of the Directors may be removed from the Board, with or without cause, by a majority of the Unit owners, and a successor may then and there be elected to fill the vacancy thus created. Any Director whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

Section 6. Compensation; Fidelity Bonds. The members of the Board of Directors shall serve without salary or compensation. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties. The Board of Directors may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association. All actions of members of the Board in good faith and using reasonable care shall be without recourse by the Association or any owner.

Section 7. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE IV

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting until the close of the annual meeting, and such appointment shall be announced prior to each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made only from among members.

Section 2. Election. Members of the Board of Directors shall be elected from among the owners of the Units by a majority or plurality, as appropriate,

of the Unit owners voting at the annual meeting of the members of the Association. Voting shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Articles.

ARTICLE V

MEETING OF DIRECTORS

Section 1. Organizational Meeting. The first meeting of a newly elected Board of Directors shall be held within thirty (30) days of such election at such place as shall be fixed by the Directors at the meeting at which such Directors were elected, and no notice shall be necessary to the newly elected Directors in order to convene such meeting, providing a majority of the new Board shall be present at such election meeting.

Section 2. Regular Meeting. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors but at least one such meeting shall be held every year. Notice of regular meetings of the Board of Directors shall be given to each Director, personally or by mail, telephone or telegraph, at least three (3) days prior to the day named for such meeting.

Section 3. Special Meetings. Special meetings of the Board of Directors may be called by the President, on his own initiative, on three (3) days' notice to each Director, given personally, or by mail, telephone or telegraph, which notice shall set forth the time, place and purpose of the meeting. Special meetings for the Board of Directors shall be called by the President or Secretary in like manner and on like notice on receipt of a written request to call such a special meeting from at least three (3) Directors.

Section 4. Waiver of Notice. Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 5. Board of Directors' Quorum. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If at any meeting of the Board of Directors, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time for periods of no longer than one week, from time to time, until a quorum is obtained or until a conclusion can be reached. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

ARTICLE VI

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of a first class residential condominium project. The Board of Directors may do all such acts and things as are not by law, the Articles of Incorporation of the Association, these Bylaws, or the Project Declarations either prohibited or directed to be exercised and done by the owners.

Section 2. Other Powers and Duties. The Board of Directors shall have the power to:

(a) administer and enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations and all other provisions set forth in the Project Declaration.

(b) establish, make and enforce compliance with such reasonable house rules as may be necessary for the operation, use and occupancy of the Condominium Project and the Common Elements with the right to amend same from time to time. A copy of such rules and regulations shall be delivered to or mailed to each member promptly upon the adoption thereof.

(c) suspend the voting rights and right to use of the facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations.

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) to cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the members who are entitled to vote.

(f) to keep and maintain detailed, full and accurate books and records showing in chronological order all of the receipts, expenses or disbursements pursuant to appropriate specificity and itemization and to permit inspection thereof during convenient weekday business hours by any of the owners and their mortgagees, and, upon affirmative vote of at least a majority of the Unit owners or upon the written request from any of the lending agencies, insurers or corporations which has an interest or prospective interest in the Condominium, to cause a complete audit to be made of the books and accounts by a competent public accountant. Such books, records and financial statements shall be available for inspection by the members during regular business hours; and upon written request, current copies thereof may be purchased at reasonable cost by Unit Owners as well as holders and insurers of the first mortgage on any Unit.

(g) to supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(h) to designate and remove the personnel necessary for the operation, maintenance, repair and replacement of the General Common Elements.

(i) to periodically fix, determine, levy and collect the prorated assessments to be paid by each of the owners towards the gross expenses of the Association, to adjust, decrease or increase the amount of the assessments, and to credit any excess of assessments over expenses and cash reserves to the owners against the next succeeding assessment period. To levy and collect special assessments not in excess of four times the set annual dues whenever in the opinion of the Board it is necessary to do so in order to meet increased operating or maintenance expenses or costs, or additional capital expenses, or because of emergencies. All special assessments shall be in statement form and shall set forth in detail the various expenses for which the assessments are being made.

(j) to impose penalties and collect delinquent assessments by suit or otherwise and to enjoin or seek damages from an owner as is provided in the Project Declaration and these Bylaws.

(k) to borrow funds and to give security therefor in order to pay for any expenditure or outlay required pursuant to the authority granted by the provisions of the Project Declaration or these Bylaws and to execute all such instruments evidencing such indebtedness as the Board of Directors may deem necessary or desirable.

(l) to enter into contracts within the scope of their duties and powers.

(m) to establish bank accounts which are interest bearing or non-interest bearing, as may be deemed advisable by the Board of Directors.

(n) to obtain and maintain to the extent obtainable all policies of insurance required by the Declaration.

(o) to cause all officers or employees having fiscal responsibility to be bonded, as it may deem appropriate.

(p) to keep in good order, condition and repair all of the General Common Elements and Limited Common Elements and all items of personal property, if any, used in the enjoyment of the entire Condominium Project.

(q) in general, to carry on the administration of the Association and to do all of those things necessary and/or desirable in order to carry out the governing of the operation of the Project.

Section 3. Managing Agent. The Board of Directors may employ for the Association a Managing Agent (at a compensation established by the Board of Directors, to perform such duties and services as it shall authorize. The Board of Directors may delegate any of the powers and duties granted to it, but notwithstanding such delegation, shall not be relieved of its responsibility under the Declaration. Any contract of employment entered into with a Managing Agent, must, however, be limited to a term not exceeding one year and must provide that it is cancellable by the Association without cause, upon thirty days written notice, and with cause at any time; provided however, no such contract shall be cancelled prior to negotiation of a new contract which shall become operative immediately upon the cancellation of the

preceding contract.

ARTICLE VII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Association shall be a president, vice-president, who shall at all times after the first annual meeting be members of the Board of Directors, a secretary and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board, and shall hold office at the pleasure of the Board. All officers, except the initial officers, must be members of the Association, and the President must be elected from among the Board of Directors. One person may hold concurrently the office of Vice President and Secretary or Vice President and Treasurer or Secretary and Treasurer, but the President shall serve only in the office of president.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Upon an affirmative vote of a majority of the members of the Board of Directors, any officer may be removed either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 8. Duties. The duties of the officers are as follows:

President: (a) The President shall be elected from among the Board of Directors and shall be the chief executive officer of the Association. The president shall preside at all meetings of the Board of Directors and of the Association; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all promissory notes. The President shall have all of the general powers and duties which are usually vested in the office of the president of a non-profit corporation, including but not limited to, the power

to appoint committees from among the members from time to time as may be deemed appropriate to assist in the conduct of the affairs of the Association, or as may be established by the Board or by the members of the Association at any regular or special meetings.

Vice President: (b) The Vice-President shall act have all of the powers and authority and perform all the functions and duties of the President, in the absence of the President or in the President's inability for any reason to exercise such powers and functions or perform such duties.

Secretary: (c) The Secretary shall keep the minutes of all the meetings of the Board of Directors and the minutes of all meetings of the Association; the Secretary shall have charge of such books and papers as the Board of Directors may direct; and shall, in general, perform all duties incident to the office of Secretary. The Secretary shall compile and keep up to date at the principal office of the Association a complete list of members and their last known address as shown on the records of the Association. Such list shall also show opposite each member's name the number or other appropriate designation of the Unit owned by such member, the Ownership Interest attributable thereto and a description of the Limited Common Elements assigned for exclusive use in connection with such Unit. Such list shall be open to inspection by members and other persons lawfully entitled to inspect the same at reasonable times during regular business hours. Assistant secretaries, as may be designated, appointed or hired by the Board, if any, shall have the same duties and powers, subject to supervision by the Secretary.

Treasurer: (d) The Treasurer shall have responsibility for Association funds, shall keep the financial records and books of account of the Association and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in the name, and to the credit, of the Association in such depositories as may from time to time be designated by the Board of Directors. The Treasurer shall cause an annual audit of the Association's books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting. The Board may appoint, designate or hire Assistant Treasurers or other persons as may be necessary to aid the Treasurer in performing his duties.

ARTICLE VIII

COMMITTEES

The Board of Directors, after the first annual meeting shall appoint such committees as deemed appropriate in carrying out its purpose.

ARTICLE IX

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member or prospective purchasers. The Declaration, the Articles of Incorporation and the Bylaws of the Association, other rules governing the condominium and most recent annual financial statement, shall be available for inspection by any

member or prospective member or lender, holder or insurer of the first mortgage on any Unit, at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE X

Mortgages

Section 1. Notice to Association. Every owner who mortgages his Unit shall notify the Association by giving the name and address of his mortgagees, purchaser, transferee or lessee to the President of the Association. The Association shall maintain such information in a book entitled "Mortgages of Units".

Section 2. Notice of Default. The Association shall, upon request, report to any first mortgagee any assessment which remains unpaid for over thirty days or any other default of an owner which remains uncured for over thirty days.

ARTICLE XI

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eighteen percent (18%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of any property.

ARTICLE XII

Indemnification of Directors and Officers

The Association shall indemnify every director and officer, and his or her heirs, executors and administrators against all loss, costs and expense, including counsel fees, reasonably incurred in connection with any action, suit or proceeding to which such person may be made a party by reason of being or having been a director or officer of the Association, except as to matters as to which such person shall be finally adjudged in such action, suit or proceeding to be liable for gross negligence or willful misconduct. In the event of a settlement, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has no been guilty of gross negligence or willful misconduct in the performance of his duty as such director or officer in relation to the matters involved. The foregoing rights shall not be exclusive of other rights to which such director or officer may be entitled. All liability, loss, damage, costs and expense incurred or

suffered by the Association by reason or arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Association as common expenses. Nothing contained in this Article shall, however, be deemed to obligate the Association to indemnify any member or owner of a condominium Unit who is or has been a director or officer of the Association with respect to any duties or obligations assumed or liabilities incurred as a member or owner of a Unit under or by virtue of the Declaration.

ARTICLE XIII

AMENDMENTS

Section 1. These Bylaws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that such amendment shall not be effective without the prior written approval of the Secretary of Housing and Urban Development.

Section 2. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control, and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XIV

MISCELLANEOUS

Section 1. Proof of Ownership. Except for those owners who initially purchase a Unit from Declarant, every person becoming an owner of a Unit shall immediately furnish to the Board of Directors a photocopy or a certified copy of the recorded instrument vesting in that person such ownership, which instrument shall remain in the files of the Association. A member shall not be deemed to be in good standing nor shall he be entitled to vote at any annual or special meeting of members unless this requirement is first met.

Section 2. Compliance. These Bylaws are intended to comply with the requirements of the Colorado Condominium Ownership Act. If any provisions of these Bylaws conflict with the provisions of said Act, as said Act may be amended, it is hereby agreed and accepted that the provisions of such Act will apply.

Section 3. Character of Association. This Association is not organized for profit. No member, member of the Board of Directors, officer or person for whom the Association may receive any property or funds shall receive any pecuniary profit from the operation thereof, and in no event shall any part of the funds or assets of the Association be paid as salary or compensation to, or distributed to, or inure to the benefit of, any of the Board of Directors, officers or members, except upon a dissolution of the Association; provided, however, (i) reasonable compensation may be paid to any member, manager, director, or officer while acting as an agent or employee of the Association for service rendered in effecting one or more of the purposes of the Association, and (ii) any member, manager, director or officer may, from time to time, be reimbursed for his actual and reasonable expenses incurred in connection with the administration of the affairs of the Association.

Section 4. Conveyances and Encumbrances. Corporate property may be

purchased, conveyed or encumbered for security or monies borrowed by authority of the Association and/or the Board of Directors. Conveyances or encumbrances shall be by Instrument executed by the President or Vice President and by the Secretary or Treasurer or an Assistant Secretary or an Assistant Treasurer, or executed by such other person or persons to whom such authority may be delegated by the Board.

Section 5. Inspection of Records. Any owner or mortgagee of a Unit may inspect the records of receipts and expenditures of the Board of Directors pursuant to Colo. Rev. Stat. Ann. §38-33-107 (1973 as amended) at convenient weekday business hours, and, upon ten days' notice to the Board of Directors or Managing Agent, if any, and upon payment of a reasonable fee, not to exceed \$20.00, any owner shall be furnished a statement of his account setting forth the amount of any unpaid assessments or other charges due and owing from such owner and/or an estoppel certificate.

Section 6. Fiscal Year. The fiscal year of the Corporation shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of recordation of the Articles.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this _____ day of _____, 1981.

BOARD OF DIRECTORS:

[Handwritten signatures of three directors]

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Secretary of the Association, does hereby certify that the above and foregoing Bylaws were duly adopted by the Directors of said corporation as the Bylaws of said corporation on the _____ day of _____, 1981, and that they do now constitute the Bylaws of said Corporation.

Secretary

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COUNTY OF LARIMER

STATE OF COLORADO

FIRST AMENDMENT TO
EXHIBIT C-2
BYLAWS
OF

PARKWOOD EAST FIRST CONDOMINIUM ASSOCIATION

THIS FIRST AMENDMENT, made this 5th day of January, 1983 by KEM Homes, Inc., a Colorado corporation and the Lake Sherwood Venture, a joint venture between Everitt Enterprises, Inc. and E.S.L. Corporation, hereinafter collectively referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of Tract A, Parkwood East Second Filing, a subdivision of the City of Fort Collins, Larimer County, Colorado; and

WHEREAS, there was recorded in the County of Larimer, State of Colorado on August 26, 1981 in Book 2130, Page 0302, under Reception No. 425477, a Declaration of Covenants, Conditions and Restrictions; and

WHEREAS, Paragraph 23B of the Declaration provides that Declarant shall have the right to amend the provisions of the Condominium Documents at any time prior to the Declarant having sold fifty-one (51%) percent of the Condominium Units if such amendment is required by the Federal Housing Administration or other named agencies or corporations; and

WHEREAS, Declarant has as of the date hereof sold fourteen (14) (or 46.7% of the Condominium Units); and

WHEREAS, the Federal Housing Administration and the Veterans Administration have required the following amendments be made to the Bylaws;

NOW, THEREFORE, Declarant hereby amends and modifies the Bylaws as follows:

1. Add the following provision to Article II, Section 1:

"All members including Declarant shall be entitled to vote on all matters, with one vote per unit owned. If title to any unit shall be held by two or more co-tenants, then the membership and vote appurtenant to such unit shall not be severable, and such co-tenants shall designate between themselves who shall vote."

2. At the end of Section 2 of Article VI, add the following provision:

"Notwithstanding the foregoing, in the event any single item of maintenance, repair, replacement or improvement to the Common Elements exceeds One Thousand (\$1,000.00) Dollars per unit (or \$30,000 for the entire First Phase), such work shall require the prior approval of the Association; further, the Board of Directors shall not cause or allow to be placed any additional liens (other than mechanics liens, assessment liens, tax liens, or liens against the individual condominium units) against the General or Limited Common Elements now existing or which may hereafter exist in which any unit owner has a percentage ownership interest."

3. Section 7 of Article XIV is hereby made an additional provision of the Bylaws:

"Section 7. List of Major Recreational Facilities. In accordance with Colo. Rev. Stat. Ann. Section 38-33-106(r) (1973 as amended), Declarant hereby states that Parkwood East Condominiums First Phase has no major recreational facilities, however, pursuant to Paragraph 21 of the Declaration, Declarant has reserved the right to construct additional phases of Parkwood East Condominiums and as shown on the Condominium Map, such additional phases include three tennis courts and a community building containing one or more racquet ball courts. If Declarant constructs such additional phases, the members of the Association may be obligated to contribute to the cost of such recreational facilities as a part of the regular assessment as more particularly described in said Paragraph 21."

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IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has executed and sealed this First Amendment to the Bylaws, this 5th day of January, 1983.

Attest:

KEM HOMES, INC.


By [Signature]

By [Signature] 

Attest:

LAKE SHERWOOD VENTURE, a joint venture
By Everitt Enterprises, Inc.

By [Signature]


By [Signature] 

STATE OF COLORADO:
COUNTY OF LARIMER:

Subscribed and sworn to before me this 11th day of January, 1983, by
Gerald R. Haxton as Vice President and R. Robinson as Secretary of
KEM Homes, Inc.

Witness my hand and official seal.

My commission expires: 8-14-84

[Signature]
Notary Public
Address: 3000 South College Avenue
Fort Collins, CO 80526 

STATE OF COLORADO:
COUNTY OF LARIMER:

Subscribed and sworn to before me this 11th day of January, 1983, by
Gerald R. Haxton as President and R. Robinson as Secretary of Everitt Enterprises,
Inc.

Witness my hand and official seal.

My commission expires: 8-14-84

[Signature]
Notary Public
Address: 3000 South College Avenue
Fort Collins, CO 80526 