

Proposal for Declaration changes to Hi Country Haus No. 11 Condominium Apartments

Provisions of these declarations can be changed upon a vote of 65% of the home owners pursuant to paragraph 20.

- A. *Introduction*, elimination of first three paragraphs pursuant to construction of the units.
- B. *Definition 1-j*, changed to eliminate reference specifically to “Condominium Management Company”
- C. *Section 20* – Added → (Note “this declaration” refers to the original Declaration filed 9:00 AM, December 7, 1971. So 10 and 20 year provisions listed in this section have elapsed.)
- D. *Section 21* – Reference to “future” recreation facilities modified to reflect current build status.
- E. *Sections 27-29* – Right of first refusal and associated provisions, it is proposed that these three sections be eliminated in their entirety
- F. *Section 32* – Certified mail requirements modified to generically list the managing agent, not the actual address per the original Declaration.

Proposal for By Law changes to Hi Country Haus No. 11 Condominium Apartments

Provisions of these By Laws can be changed upon a vote of 75% of the owners.

- A. *Section II-3* – Majority, defined as not less than 8 unit owners (8 of 15).
- B. *Section II-4* – Quorum, also defined as a majority.
- C. *Section II-5* – Proxies to be sent to the secretary *or management agent*.
- D. *Section III-3* – Annual meeting schedule wording made more flexible.
- E. *Section III-4* – Special meetings announcements made more flexible.
- F. *Section II-5* – Notice of meetings, added email and fax to increase flexibility of notification.
- G. *Section IV-1* – Board of Managers, specific names removed and this section made more generic. Offices defined as *President, Vice-President/Treasurer, and Secretary*.
- H. *Section IV-3j* – Reference to quarterly meeting removed.
- I. *Section IV-5* - Reference to first meeting removed.
- J. *Section IV-9* – Board of managers meetings added email and fax communication.
- K. *Section V-6* – Vice President/Treasurer position added.
- L. *Section VII – 8* – Rules and Regulations – Substantially updated, including new provisions and fines for non-compliance. Main rules moved to Appendix for easier updates.