AMENDED AND RESTATED
BYLAWS
OF
ROCKY MOUNTAIN VILLAGE ESTATES CONDOMINUM ASSOCIATION

TABLE OF CONTENTS

ARTICLE 1 INTRODUCTION AND PURPOSES 1
Section 1.1 Introduction. 1
Section 1.2 Purposes. 1
ARTICLE 2 DEFINITIONS 2
Section 2.1 Act 2
Section 2.2 Assessment 2
Section 2.3 Association 2
Section 2.4 Board or Board of Directors or Executive Board 2
Section 2.5 Common Area or Common Elements 2
Section 2.6 Common Expenses 3
Section 2.7 Community or Rocky Mountain Village Estates Community 3
Section 2.8 Declaration 3
Section 2.9 Governing Documents 3
Section 2.10 Member 3
Section 2.11 Owner 3
Section 2.12 Property 3
Section 2.13 Unit 4
ARTICLE 3 MEMBERSHIP AND VOTING 4
Section 3.1 Membership and Voting 4
Section 3.2 Suspension of Voting Rights 4
Section 3.3 Member Voting. 4
Section 3.4 Transfer of Membership 5
ARTICLE 4 MEETINGS OF MEMBERS 5
Section 4.1 Annual Meetings of Members 5
Section 4.2 Member Budget Meetings 5
Section 4.3 Special Meetings of Members 6
Section 4.4 Notice of Member Meetings. 6
Section 4.5 Place of Member Meetings. 7
Section 4.5.1 Meetings Held Electronically 7
Section 4.6 Quorum for Member Meetings. 7
Section 4.7 Proxies for Members Meetings. 7
Section 4.8 Order of Business for Member Meetings 8
Section 4.9 Waiver of Objection of Notice. 8
Section 4.10 Voting Procedures for Member Meetings. 8
Section 4.11 Voting by Mail or Electronic Means. 9
Section 4.12 Voting in Elections of Directors and Other Member Voting. 9
Section 4.13 Acceptance or Rejection of Individual Member Votes. 9
Section 4.14 Counting of Member Ballots. 10
ARTICLE 5 BOARD OF DIRECTORS 10
Section 5.1 Number 10

Section 5.2 Qualification..... 10
Section 5.3 Term of Office for Directors..... 11
Section 5.4 Resignation of Directors..... 11
Section 5.5 Removal of Directors..... 11
Section 5.6 Vacancies..... 12
Section 5.7 Compensation..... 12
ARTICLE 6 MEETINGS OF BOARD OF DIRECTORS..... 12
Section 6.1 Regular Board Meetings..... 12
Section 6.2 Special Board Meetings..... 12
Section 6.3 Notice of Board Meetings..... 12
Section 6.4 Location of Meetings and Open Board Meetings..... 13
Section 6.5 Waiver of Notice for Board Meetings..... 14
Section 6.6 Quorum at Board Meetings..... 14
Section 6.7 Proxies for Board Meetings..... 14
Section 6.8 Consent to Corporate Action..... 14
Section 6.9 Telephone or Electronic Communication in Lieu of Attendance..... 15
Section 6.10 Unit Owner Participation at Board Meetings..... 15
Section 6.11 Order of Business for Board Meetings..... 16
ARTICLE 7 POWERS AND DUTIES OF THE BOARD OF DIRECTORS..... 16
Section 7.1 Powers and Duties..... 16
Section 7.2 Managing Agent..... 17
Section 7.3 No Waiver..... 17
ARTICLE 8 OFFICERS AND THEIR DUTIES..... 17
Section 8.1 Enumeration of Offices..... 17
Section 8.2 Election of Officers..... 18
Section 8.3 Special Appointments..... 18
Section 8.4 Resignation and Removal..... 18
Section 8.5 Vacancies..... 18
Section 8.6 Duties..... 18
Section 8.7 Delegation..... 19
ARTICLE 9 COMMITTEES..... 19
Section 9.1 Designated Committees..... 19
Section 9.2 Open Committee Meetings..... 20
Section 9.2.1 Meetings Held Electronically..... 20
ARTICLE 10 BOOKS AND RECORDS..... 20
Section 10.1 Association Records..... 20
Section 10.2 Minutes and Presumptions Under the Minutes..... 20
Section 10.3 Examination..... 20
ARTICLE 11 AMENDMENTS..... 21
Section 11.1 Bylaw Amendments..... 21
ARTICLE 12 INDEMNIFICATION..... 21
Section 12.1 Obligation to Indemnify..... 21

Section 12.2 Determination Required. 22
Section 12.3 Payment in Advance of Final Disposition. 22
Section 12.4 No Limitation of Rights. 23
Section 12.5 Directors and Officers Insurance. 23
ARTICLE 13 ADDITIONAL PROVISIONS 23
Section 13.1 Fiscal Year. 23
Section 13.2 Notices. 23
Section 13.3 Conflicts. 24
Section 13.4 Waiver. 24

AMENDED AND RESTATED
BYLAWS
OF
ROCKY MOUNTAIN VILLAGE ESTATES CONDOMINIUM ASSOCIATION

RECITALS

The Rocky Mountain Village Estates Condominium Association, a Colorado nonprofit corporation ("Association"), certifies that:

(1) The Association and the Board of Directors desire to amend and restate the Bylaws currently in effect as set forth below.

(2) The provisions set forth in these Amended and Restated Bylaws supersede and replace the existing Bylaws and all amendments.

The Bylaws of the Association are hereby amended by striking in their entirety Articles I through IX, inclusive, and by substituting the following:

ARTICLE 1 INTRODUCTION AND PURPOSES

Section 1.1 Introduction.

These Amended and Restated Bylaws are adopted for the regulation, management and governance of the affairs of the Association. The Association was organized as a Colorado nonprofit corporation under Colorado law to act as the Association under the Second Amended and Restated Condominium Declaration for Rocky Mountain Village Estates, as may be amended (the "Declaration").

Section 1.2 Purposes.

The purposes for which the Association is formed are:

(a) to manage, maintain, repair, and replace the Common Elements and to improve the property to protect the value of the Rocky Mountain Village Estates community (the "Community");

(b) to further the interests of the residents of the Community and Members of the Association;

(c) to be the owners association provided for in the Declaration;

(d) to operate and govern the Community;

(e) to provide for the administration, maintenance, preservation and architectural review of the exterior of the Units and Common Elements within the Community; and

(f) to promote the health, safety, welfare and recreation of the Owners within the Community.

ARTICLE 2 DEFINITIONS

In supplement of the definitions provided for in the Declaration, the following terms shall have the meaning set forth below, unless the context requires otherwise:

Section 2.1 Act

"Act" shall mean the Colorado Common Interest Ownership Act, *C.R.S. '38-33.3-101 et. seq.*, as it may be amended.

Section 2.2 Assessment

"Assessment" shall include all Common Expense Assessments and any other assessments and expense levied to Units pursuant to or allowed under the Declaration or the Act, including interest, late fees, attorney fees, fines and costs.

Section 2.3 Association

"Association" shall mean and refer to the Rocky Mountain Village Estates Condominium Association, and its successors and assigns.

Section 2.4 Board or Board of Directors or Executive Board

"Board" or "Board of Directors" or "Executive Board" shall mean the body designated in the Governing Documents to act on behalf of the Association.

Section 2.5 Common Area or Common Elements

"Common Area" or "Common Elements" shall mean the Property within this Community other than the Units, which portion of the Property may be designated on the Map and in the Declaration. Common Elements shall include Limited Common Elements. The Common Elements shall be owned, as tenants in common, by the Owners of the separate Units, each owner of a Unit having an undivided interest in the Common Elements.

Section 2.6 Common Expenses

"Common Expenses" shall mean expenditures made or liabilities incurred by or on behalf of the Association, together with any allocations to reserves.

Section 2.7 Community or Rocky Mountain Village Estates Community

"Community" or "Rocky Mountain Village Estates Community" shall mean the Rocky Mountain Village Estates Condominium Community, as set forth and further defined by the recorded Condominium Map and the Declaration.

Section 2.8 Declaration

"Declaration" shall mean and refer to the Third Amended and Restated Condominium Declaration for Rocky Mountain Village Estates, as may be amended, applicable to the Property recorded in the office of the Clerk and Recorder of Jefferson County, Colorado.

Section 2.9 Governing Documents

"Governing Documents" shall mean the Declaration, the Map, the Articles of Incorporation, the Bylaws and Rules and Regulations of the Association, as they may be amended.

Section 2.10 Member

"Member" shall mean any Owner. The terms "Member" and "Owner" may be used interchangeably.

Section 2.11 Owner

"Owner" shall mean the owner of record title, whether one or more persons or entities to any Unit which is a part of the Property, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation.

Section 2.12 Property

"Property" shall mean the property described in or which is subject to the Declaration together with all easements, rights, and appurtenances thereto and the buildings and improvements erected or to be erected thereon.

Section 2.13 Unit

"Unit" shall mean a physical portion of the Community, designated for separate ownership, shown as a Unit on the recorded Map for the Community, the boundaries of which are defined in the Map and in the Declaration.

ARTICLE 3 MEMBERSHIP AND VOTING

Section 3.1 Membership and Voting.

Every person who is an Owner shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Unit. Ownership of a Unit shall be the sole qualification for membership. Each Owner shall be entitled to cast one vote for each Unit owned. Fractional and cumulative voting are prohibited.

Section 3.2 Suspension of Voting Rights.

During any period in which an Owner shall be in default in the payment of any Common Expense Assessment, including interest, fines, late fees, attorney fees and costs, levied by the Association, the voting rights of the Owner shall be deemed suspended by the Board of Directors until the Assessment has been paid. Voting rights and use rights of an Owner may also be suspended during any period of violation of any other provision of the Governing Documents.

Section 3.3 Member Voting.

(a) At all meetings of Members, each Member eligible to vote may vote in person or by proxy.

(b) If only one of several Owners of a Unit is present at a meeting of the Association, the Owner present is entitled to cast the vote allocated to such Unit.

(c) If more than one of the Owners is present, the vote allocated to the Unit may be cast only in accordance with the agreement of a majority of those Owners. Majority agreement exists if any one of the Owners casts the vote allocated to the Unit without protest being made promptly to the person presiding over the meeting by another Owner of the Unit. In the event of disagreement between or among co-Owners and an attempt by two or more of them to cast such vote or votes, such vote or votes shall not be counted.

(d) The vote of a corporation, business trust, or other legal entity may be cast by any officer of that corporation, entity, or business trust in the absence of express notice of the

designation of a specific person by the Board of Directors or bylaws of the owning corporation, business trust, or other legal entity.

(e) The vote of a partnership may be cast by any general partner of the owning partnership in the absence of express notice of the designation of a specific person by the owning partnership.

(f) The chair of the meeting may require reasonable evidence that a person voting on behalf of a corporation, partnership, business trust, or other legal entity Owner is qualified to vote.

Section 3.4 Transfer of Membership.

Transfers of membership shall be made on the books of the Association only upon presentation of evidence, satisfactory to the Association, of the transfer of ownership of the Unit to which the membership is appurtenant.

ARTICLE 4 MEETINGS OF MEMBERS

Section 4.1 Annual Meetings of Members.

An annual meeting of the Members shall be held in each of the Association's fiscal years, at such date as determined by the Board. The directors shall be elected by the Members at the annual meeting, in accordance with the provisions of these Bylaws. The Members may transact other business as may properly come before them at the annual meeting. Failure to hold an annual meeting shall not be considered a forfeiture or dissolution of the Association.

Section 4.2 Member Budget Meetings.

Meetings to consider proposed budgets shall be called in accordance with the Act. The Act's budget process to be followed is as follows:

(a) Effective the first full fiscal year after these Bylaws are adopted and become effective, and for each year thereafter, the Board of Directors of the Association is to prepare and approve a proposed budget at least annually.

(b) Within 90 days after the Board of Director's adoption of the proposed budget, or such longer time as allowed by the Act, the Board of Directors must mail or deliver a summary of the proposed budget to all Members and set a date for a meeting to consider the proposed budget.

(c) Notice for the meeting at which the budget will be considered must be mailed not less than 10 days nor more than 50 days before the meeting, or such longer time as allowed by the Act.

(d) At the meeting, unless Owners holding a majority of the total eligible votes in the Association vote to reject the proposed budget, the proposed budget becomes the approved budget of the Association.

(e) A quorum is not required at the meeting if the meeting is just a budget meeting. If the budget meeting is also an annual or special meeting at which other business is to be conducted, a quorum is required for other business to be conducted at the annual or special meeting, but not for consideration of the budget.

(f) In the event the proposed budget is rejected by a majority vote, the budget last ratified is continued until such time as a subsequent budget proposed by the Board of Directors is ratified.

(g) The Association shall also adopt procedures concerning the Board's preparation and development of the budget which budget shall include a contribution to the reserve fund consistent with the Association's Reserve Fund & Budget Policies.

Section 4.3 Special Meetings of Members.

Special meetings of the Association may be called by the president, by a majority of the directors or by the secretary upon receipt of a petition signed by Owners holding at least 20% of the votes in the Association. The form of notice, date, time and place of the meeting shall be determined by the Board. If a notice for a special meeting demanded pursuant to petition is not given by the secretary within 30 days after the date the written demand or demands are delivered to the secretary, the person(s) signing the demand or demands may set the time and place of the meeting and give notice, pursuant to the terms of these Bylaws. Any meeting called under this Section shall be conducted by the president of the Board, or in his/her absence, a person chosen by a majority of the Board. The notice for any special meeting shall include the purpose of the meeting. No matters shall be heard nor action adopted at a special meeting except as stated or allowed in the notice.

Section 4.4 Notice of Member Meetings.

In addition to the written notice required below, notice of each meeting of the Members shall be physically posted in a conspicuous place if feasible and practicable at least 24 hours prior to any meeting of the Members. Written notice of each meeting of Members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of the notice, postage prepaid, or by personal delivery, at least 10 days before, but not more than 50

days before the meeting to each Member, addressed to the Member's address last appearing on the books of the Association, or supplied by a Member to the Association for the purpose of notice. In addition to mailing, but not in lieu of, notice may also be sent by any other means permitted by the Colorado Revised Nonprofit Corporation Act, including, but not limited to, facsimile and e-mail delivery. If the Association has the ability to give electronic notice, the Association shall e-mail notice of the Members' meeting to any Member who requests, and who provides his or her e-mail address to the Association in addition to the above specified delivery of notice. Any such e-mail notice shall be given at least 24 hours prior to the meeting. The notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the purpose of the meeting. No matters shall be heard nor action adopted at a special meeting except as stated or allowed in the notice.

Section 4.5 Place of Member Meetings.

Meetings of the Members shall be held in the Community, or in any other location in Evergreen, Colorado, and may be adjourned to a suitable place convenient to the Members, as may be designated by the chair of the meeting.

Section 4.5.1 Meetings Held Electronically

Meetings of Members may be held electronically if deemed necessary by the Board of Directors. The meeting must enable the member an opportunity to participate in the meeting, including an opportunity to read, hear, or see the proceedings of the meeting, and participate in the deliberations. Procedures for handling the meeting shall be in accordance with Robert's Rules of Order, latest revision.

Section 4.6 Quorum for Member Meetings.

The presence of twenty percent (20%) of the Members eligible to vote at any meeting, in person or by proxy, shall constitute a quorum for any action except as otherwise provided in the Governing Documents. If the required quorum is not present, the Members who are present shall have power to adjourn the meeting from time to time to a later date, until such time as a quorum shall be present. If adjourned, written notice of the new date, time and place shall be given to all Members at least 10 days prior to the meeting as set forth in Section 4.4 above.

Section 4.7 Proxies for Members Meetings.

(a) The vote allocated to a Unit may be cast under a proxy duly executed by an Owner.

(b) All proxies shall be in writing and filed with the secretary or designee of the Association.

(c) If a Unit is owned by more than one person, each Owner of the Unit may vote or register protest to the casting of the vote by the other Owners of the Unit through a duly executed proxy. In the event of disagreement between or among co-Owners and an attempt by two or more of them to cast such vote or votes, such vote or votes shall not be counted.

(d) An Owner may revoke a proxy given under this section by written notice of revocation to the person presiding over a meeting of the Association.

(e) A proxy is void if it is not dated.

(f) A proxy terminates 11 months after its date, unless it specifies a shorter term or a specific purpose, or upon sale of the Unit for which the proxy was issued.

(g) Proxies obtained through fraud or misrepresentation are invalid as determined in the sole discretion of the Secretary or other officer of the Association in the event the Secretary has a conflict of interest or other reason for disqualification from such duties (as determined by the a majority of the Board).

Section 4.8 Order of Business for Member Meetings.

The Board may establish the order of business for all meetings of the Members. Reasonable efforts shall be made to follow the rules contained in the current edition of Robert's Rules of Order in all cases to which they are applicable and in which they are not inconsistent with these Bylaws and any special rules of order, including the Association's Conduct of Meetings Policy. However, failure to strictly follow Robert's Rules of Order shall not invalidate any action taken at a meeting of the Members.

Section 4.9 Waiver of Objection of Notice.

A Member's attendance at a meeting waives objection to lack of notice or defective notice of the meeting, unless the Member, at the beginning of the meeting, objects to holding the meeting or transacting business at the meeting because of lack of notice or defective notice. Further, a Member's attendance at a meeting waives objection to consideration of a particular matter at the meeting that is not within the purpose or purposes described in the meeting notice, unless the Member objects to considering the matter when it is presented.

Section 4.10 Voting Procedures for Member Meetings.

(a) Secret ballots must be used: (i) in contested Board of Director elections; (ii) at the discretion of the Board or upon the request of twenty percent of the Members who are present at a meeting or presented by proxy, if a quorum has been achieved, upon a vote on any matter

affecting the community upon which all Members are entitled to vote; and (iii) upon a vote of any other matter as required.

(b) All other voting may be by voice, by show of hands, by consent, by mail, by electronic means, by proxy, by written ballot, or as otherwise determined by the Board of Directors prior to the meeting or by a majority of the Members present at a meeting.

Section 4.11 Voting by Mail or Electronic Means.

(a) In case of a vote by mail or electronic means in lieu of a meeting, the secretary shall mail or deliver written notice to all Members at each Member's address as it appears in the records of the Association given for notice purposes. The notice shall include: (i) a statement of the proposed action, (ii) a statement that Members are entitled to vote by mail or electronic means for or against such proposal, (iii) a date at least 10 days after the date such notice shall have been given on or before which all votes must be received at the office of the Association at the address designated in the notice, and (iv) the number of votes which must be received to meet the quorum requirement and the percentage of votes received needed to carry the vote. Voting by mail or electronic means shall be acceptable in all instances in the Governing Documents requiring the vote of Members at a meeting.

(b) The Association may conduct elections of directors by mail or electronic means, in its sole discretion, and pursuant to procedures adopted by it; *provided however,* that any procedures adopted shall provide for notice to Members of the opportunity to run for a vacant position and/or nominate any Member of the Association for a vacant position, subject to the nominated Member's consent.

Section 4.12 Voting in Elections of Directors and Other Member Voting.

In an election of directors, the Members receiving the largest number of votes shall be elected. On all other items, the vote of more than 50% of Members represented at a meeting at which at least a quorum is present shall constitute a majority and shall be binding upon all Members for all purposes except where a higher percentage vote is required in the Governing Documents, as amended, or by law.

Section 4.13 Acceptance or Rejection of Individual Member Votes.

The Association has the right to reject a vote, consent, written ballot, waiver, proxy appointment or proxy appointment revocation when it has a reasonable, good faith basis to doubt the validity of the signature or the signatory's authority to sign for the Owner. The Association and its officer or agent who accepts or rejects any of the above in good faith is not liable for any damages that may result from the acceptance or rejection. Unless a court decides otherwise, any action taken on the acceptance or rejection of any of the above will be deemed valid.

Section 4.14 Counting of Member Ballots.

All ballots shall be counted by a neutral third party, or a committee of volunteers who are not directors and not candidates in a contested election, selected or appointed at an open meeting in a fair manner by the chair of the Board or person presiding at such meeting or as otherwise required by law and as may be further defined by policy or procedures of the Association.

ARTICLE 5 BOARD OF DIRECTORS

Section 5.1 Number.

The affairs of the Association shall be governed by a Board of Directors which shall consist of not fewer than three (3) nor more than seven (7) directors, elected or appointed as provided below (the "Board"). As of the date of the adoption of these Bylaws, there are five directors. The exact number of directors within the stated range may be changed by a duly adopted written resolution of the Board of Directors; provided, however, staggered terms of directors shall be preserved. Notwithstanding anything herein, the Board may only eliminate a director's position at the end of the director's term unless the position is vacant. In the case where through removal or resignation, the total number of directors is fewer than three, the Board will be considered properly constituted until such vacancies are filled.

Section 5.2 Qualification.

(a) A majority of the directors must be Members. Any Owner may be elected to, or appointed to fill a vacancy on the Board. Other individuals, including tenants, may also be elected to, or appointed to fill a vacancy on the Board. However, only one individual per Unit is qualified to serve on the Board at any given time. For example, if a Unit is owned jointly by a husband and wife, both cannot serve on the Board at the same time.

(b) If any Unit is owned by a partnership, corporation or trust, any officer, partner, trustee or employee of that entity shall be eligible to serve as a director and shall be deemed to be a Member for the purposes of these Bylaws.

(c) Any director who is more than 30 days delinquent in payment of any Assessment shall not be qualified to serve on the Board.

(d) Any director who has unexcused absences from three consecutive Board meetings shall not be qualified to serve on the Board.

(e) Any director who is in violation of any provision of the Governing Documents of the Association for more than 30 days shall not be qualified to serve on the Board.

(f) Any director who maintains an adversarial proceeding of any type against the Association shall not be qualified to serve on the Board for the duration of the proceeding.

(g) Any director who discloses confidential information acquired by virtue of his or her position on the Board shall not be qualified to serve on the Board. The Board may also adopt rules, regulations, policies, and/or procedures further addressing confidentiality.

(h) Once elected or appointed, each director is encouraged to attend at least one educational program per year related to the management, operation or law of community associations. The director shall be entitled to reimbursement of any actual or necessary expenses incurred in attending such educational program(s), as long as approved, in advance, by the Board of Directors. Any such expenses shall be treated as a Common Expense.

(i) If a director is not qualified to serve on the Board, the director's position shall be deemed vacant.

Section 5.3 Term of Office for Directors.

The term of office of directors shall be two (2) years or three (3) years. At each election, the director receiving the highest number of votes shall be elected for a three (3) year term. All other directors elected at the election shall be elected for a two (2) year term. The terms of at least 1/3 of the directors shall expire annually. The term is effective upon the conclusion of the meeting at which the election is held.

Section 5.4 Resignation of Directors.

Any director may resign at any time by giving written notice to the president, to the secretary or to the Board of Directors stating the effective date of the resignation. Acceptance of a resignation shall not be necessary to make the resignation effective.

Section 5.5 Removal of Directors.

(a) One or more directors or the entire Board of Directors may be removed at a Special Meeting of Members called pursuant to these Bylaws, with or without cause, by a vote of at least 67% of the Members present and entitled to vote at a meeting at which a quorum is present. Notice of a Special Meeting of the Members to remove directors shall set forth that the meeting is being conducted for that purpose and shall be provided to every Member of the Association, including the directors sought to be removed, as provided in these Bylaws. Directors sought to

be removed shall have the right to be present at this meeting and shall be given the opportunity to speak to the Members prior to a vote to remove being taken.

(b) In the event of removal of one or more directors, a successor shall be elected by the Members at the meeting to serve for the unexpired term of his or her predecessor.

Section 5.6 Vacancies.

Vacancies on the Board caused by any reason (other than removal) may be filled by appointment by a majority vote of the remaining Board at any time after the occurrence of the vacancy, even though the directors present at that meeting may constitute less than a quorum. Each person so appointed shall be a director who shall serve for the remainder of the unexpired term.

Section 5.7 Compensation.

No director shall receive compensation for any service the director may render as a director to the Association. However, any director may be reimbursed for actual expenses incurred in the performance of Association duties.

ARTICLE 6 MEETINGS OF BOARD OF DIRECTORS

Section 6.1 Regular Board Meetings.

Regular meetings of the Board of Directors shall be held at such times, place and hour as may be fixed by the Board. The Board may set a schedule of regular meetings by resolution, and no further notice is necessary to constitute such scheduled regular meetings.

Section 6.2 Special Board Meetings.

Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than ten days' notice to each director.

Section 6.3 Notice of Board Meetings.

Except as provided in Section 6.1 or 6.5 above or below, written notice of each special meeting of the Board shall be given by, or at the direction of, the secretary, by mailing a copy of the notice, postage prepaid, at least ten days before the meeting, or by any other means permitted by the Colorado Revised Nonprofit Corporation Act, including, but not limited to, personal delivery, facsimile, and e-mail delivery, to each director entitled to vote, addressed to the director's address last appearing on the books of the Association, or supplied by a director to the

Association for the purpose of notice. If a notice for a special meeting demanded pursuant to Section 6.2 is not given by the Board within 30 days after the date the written demand or demands are delivered to the Board, the directors signing the demand or demands may set the time and place of the meeting and give notice, pursuant to the above terms of Section 6.3 of these Bylaws. The notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting. In addition, notice of all Board meetings, including an agenda, shall be posted on the community bulletin board not less than 24 hours prior to the meeting.

Section 6.4 Location of Meetings and Open Board Meetings.

(a) All meetings of the Board of Directors shall be open to attendance by Members, as provided by applicable Colorado law.

(b) All meetings of the Board of Directors shall be held in the Community or in Evergreen, Colorado unless all directors consent in writing to another location.

(c) All meetings of the Board of Directors may be conducted in person, via conference call, via electronic means, or via any other method permitted by applicable Colorado law.

(d) Rules and Regulations may be adopted in open meetings of the Board, and may not be adopted in closed or executive sessions of the Board.

(e) For any executive session or closed Board meeting, minutes kept for that part of the meeting should only indicate that an executive session was held and the general subject of the executive session. Matters for discussion by an executive or closed session of the Board are limited to: (i) matters pertaining to employees of the association or the managing agent's contract, or involving the employment, promotion, discipline, or dismissal of an officer, agent, or employee of the association; (ii) consultation with legal counsel concerning disputes that are the subject of pending or imminent court proceedings or matters that are privileged or confidential between attorney and client; (iii) investigative proceedings concerning possible or actual criminal misconduct; (iv) matters subject to specific constitutional, statutory, or judicially imposed requirements protecting particular proceedings or matters from public disclosure; (v) any matter the disclosure of which would constitute an unwarranted invasion of individual privacy; and (vi) Review of or discussion relating to any written or oral communication from legal counsel.

(f) Minutes of any meeting of the Board of Directors shall be reported and approved at the next regular meeting of the Board of Directors.

Section 6.5 Waiver of Notice for Board Meetings.

In the event of an emergency, any director may waive notice of any meeting in writing. Attendance by a director at any meeting of the Board shall constitute a waiver of notice. In the event of emergency, if all the directors are present at any meeting, no notice shall be required, and any business may be transacted at the meeting.

Section 6.6 Quorum at Board Meetings.

At all meetings of the Board a majority of the directors currently in office shall constitute a quorum for the transaction of business, unless there are fewer than three directors, in which case all directors must be present to constitute a quorum. The votes of a majority of the directors present at a meeting at which a quorum is present shall constitute a decision of the Board unless there are fewer than three directors, in which case, unanimity of the directors is required to constitute a decision of the Board. If at any meeting there shall be less than a quorum present, a majority of those present may adjourn the meeting.

Section 6.7 Proxies for Board Meetings.

For the purposes of determining a quorum with respect to a particular issue and for the purposes of casting a vote for or against that issue, a director may execute, in writing, a proxy to be held by another director. The proxy shall specify a yes, no, or abstain vote on each particular issue for which the proxy was executed. Proxies which do not specify a yes, no, or abstain vote shall not be counted for the purpose of having a quorum present nor as a vote on the particular issue before the Board.

Section 6.8 Consent to Corporate Action.

The directors shall have the right to take any action, except the adopting of a rule or regulation, in the absence of a meeting, which they could otherwise have taken at a meeting, by:

(a) Obtaining the unanimous verbal vote of all directors which vote shall be noted in the minutes of the next meeting of the Board and ratified at that time; or

(b) Providing written notice to each director of a proposed action to be taken. Such notice shall include the date and time by which the directors must respond to the proposed action and shall state that failure to respond by the time stated in the notice will have the same effect as abstaining in writing to a proposed action and failing to demand in writing that action not be taken without a meeting. Upon receiving written notice of a proposed action, each director, by the date and time provided for in such notice, may: (i) vote in writing for such action; (ii) vote in

writing against such action; (iii) abstain in writing from voting; (iv) fail to respond or vote; or (v) demand in writing that action not be taken without a meeting.

(1) In the event a sufficient number of affirmative votes for the proposed action, pursuant to these Bylaws, are cast in writing and not revoked by the time stated in the notice for such proposed action, the Board may take such action unless one or more directors demands that the action not be taken without a meeting. In the event action is taken pursuant to this provision, the action shall be noted in the minutes of the next meeting of the Board and ratified at that time.

(2) Any director who in writing has voted, abstained, or demanded action not be taken without a meeting pursuant to this Section may revoke such vote, abstention, or demand in writing; provided such revocation is received by the Association by the time and date stated in the notice for such proposed action. A director's right to demand that action not be taken without a meeting shall be deemed to have been waived unless the Association receives such demand from the director in writing by the time stated in the notice for such proposed action and such demand has not been revoked.

(c) Any action taken under subsections (a) and (b)(1) above shall have the same effect as though taken at a meeting of the directors and shall be effective at the end of the time stated in the notice for such proposed action.

Section 6.9 Telephone or Electronic Communication in Lieu of Attendance.

A director may attend a meeting of the Board by using an electronic or telephonic communication method whereby the director may be heard by the other Members and may hear the deliberations of the other Members on any matter properly brought before the Board. The director's vote shall be counted and the presence noted as if that director were present in person.

Section 6.10 Unit Owner Participation at Board Meetings.

At an appropriate time determined by the Board, but before the Board votes on an issue under discussion, any Member or their designated representative shall be permitted to speak regarding that issue. The Board may place reasonable time restrictions on persons speaking during the meeting. If more than one person desires to address an issue and there are opposing views, the Board shall provide for a reasonable number of persons to speak on each side of the issue.

Section 6.11 Order of Business for Board Meetings.

The Board may establish the order of business for all meetings of the Board. Reasonable efforts shall be made to follow the rules contained in the current edition of Robert's Rules of Order in all cases to which they are applicable and in which they are not inconsistent with these Bylaws and any special rules of order, including the Association's Conduct of Meetings Policy. However, failure to strictly follow Robert's Rules of Order shall not invalidate any action taken at a meeting of the Board.

ARTICLE 7 POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 7.1 Powers and Duties.

The Board may act in all instances on behalf of the Association, except as provided in the Governing Documents or the Act. The Board shall have, subject to the limitations contained in the Declaration and the Act, the powers and duties necessary for the administration of the affairs of the Association and of the Community, and for the management, maintenance, repair, and replacement of the common elements and improvement of the property to protect the value of the community, including the following powers and duties:

(a) Exercise any other powers conferred by the Governing Documents;

(b) Adopt and amend Rules and Regulations, including responsible governance policies, procedures and rules and regulations as required by the Act, and including penalties for infraction thereof;

(c) Adopt and amend budgets (subject to any requirements of the Declaration and the Bylaws);

(d) To keep and maintain full and accurate books and records showing all of the receipts, expenses, or disbursements of the Association;

(e) Collect Assessments as provided by the Governing Documents;

(f) Employ a managing agent, independent contractors or employees as it deems necessary, and prescribe their duties;

(g) Institute, defend or intervene in litigation or administrative proceedings or seek injunctive relief for violations of the Governing Documents, and, in the Association's name, on behalf of the Association or two or more Owners, on matters affecting the Community;

(h) Provide Association disclosures required by, and pursuant to, the Act;

(i) Make contracts, administer financial accounts and incur liabilities in the name of the Association;

(j) Acquire, hold, encumber, grant easements, and convey, in the Association's name and in the ordinary course of business, any right, title or interest to real estate, pursuant to the consent requirements set forth in the Governing Documents, if any;

(k) Borrow funds and to secure loans with an interest in future Assessments in order to pay for any expenditure or outlay required pursuant to the authority granted by the provisions of the recorded Declaration and these Bylaws, and to execute all such instruments evidencing such indebtedness as the Board of Directors may deem necessary and give security therefore, all as subject to the requirements set forth in the Declaration;

(l) Provide for the indemnification of the Association's directors and any person serving without compensation at the request of the Association, and maintain association professional liability insurance;

(m) Supervise all persons acting on behalf of and/or at the discretion of the association;

(n) Procure and maintain liability and hazard insurance as set forth in the Governing Documents;

(o) Cause all persons having fiscal responsibilities for the assets of the Association to be insured and/or bonded, as it may deem appropriate;

(p) Provide education to Owners on an annual basis; and

(q) Exercise for the Association all powers, duties, rights and obligations in or delegated to the Association and not reserved to the membership by other provisions of the Governing Documents or the Act.

Section 7.2 Managing Agent.

The Board may employ a managing agent for the Community, at a compensation established by the Board, to perform duties and services authorized by the Board. The Board shall have the authority to delegate any of the powers and duties set forth in this Article to a managing agent. Regardless of any delegation to a managing agent, the directors shall not be relieved of responsibilities under the Governing Documents or Colorado law.

Section 7.3 No Waiver.

The omission or failure of the Association or Owner to enforce the covenants, conditions, easements, uses, limitations, obligations, or other provisions of the Governing Documents shall not constitute or be deemed a waiver, modification, or release thereof, and the Board or the managing agent shall have the right to enforce the same at any time.

ARTICLE 8 OFFICERS AND THEIR DUTIES

Section 8.1 Enumeration of Offices.

Officer means any person designated as an officer of the Association. The officers of this Association shall be a president, vice-president, secretary and a treasurer, all of whom shall at all

times be directors, and such other officers as the Board may from time to time create by resolution. Any two offices, except the offices of president and secretary, may be held by the same person.

Section 8.2 Election of Officers.

The officers shall be elected by the Board for one year terms at a special meeting of the Board of Directors to be held within 10 days of the election of the new directors.

Section 8.3 Special Appointments.

The Board may elect 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 8.4 Resignation and Removal.

Any officer may be removed from his/her assigned office with or without cause by a majority of the Board of Directors. Any officer may resign at any time by giving written notice to the Board, the president or the secretary. A resignation shall take effect on the date of receipt of a notice or at any later time specified therein. Acceptance of a resignation shall not be necessary to make it effective.

Section 8.5 Vacancies.

A vacancy in any office may be filled by another director on the Board by appointment by a majority vote of the Board. The officer appointed to the vacancy shall serve for the remainder of the term of the officer filled.

Section 8.6 Duties.

The duties of the officers are as follows:

(a) President. The president shall have all of the general powers and duties which are incident to the office of president of a Colorado nonprofit corporation. Specifically, the president shall have the power to preside at all meetings of the Board of Directors and of the Members; appoint committees; see that orders and resolutions of the Board are carried out; sign contracts, leases and other written instruments; direct, supervise, coordinate and have general

control over the day-to-day affairs of the Association. The president shall also prepare the agenda for all meetings and cause such agendas to be delivered.

(b) Vice President. The vice president shall take the place of the president and perform the president's duties whenever the president is absent or unable to act. If neither the president nor the vice president is able to act, the Board of Directors shall appoint some other director to act in the place of the president on an interim basis. The vice president shall also perform other duties imposed by the Board of Directors or by the president.

(c) Secretary. The secretary shall record the votes and maintain the minutes of all meetings and proceedings of the Board and of the Members; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses; cause Association records to be kept and maintained; and perform such other duties incident to the office of secretary or as required by the Board. The secretary shall prepare and circulate draft meeting minutes within 30 days from the date of the relevant meeting date.

(d) Treasurer. The treasurer shall be responsible for the receipt, deposit and disbursement of Association funds and securities and for maintenance of full and accurate financial records; shall prepare an annual budget and a statement of income and expenditures to be presented to the membership, and deliver a copy of each to the Members. The treasurer shall perform all duties incident to the office of treasurer, may sign checks on behalf of the Association and may perform such other duties as may be assigned by the Board of Directors.

Section 8.7 Delegation.

The duties of any officer may be delegated to the managing agent or another director; *provided, however,* the officer shall not be relieved of any responsibility under this Section or under Colorado law.

ARTICLE 9 COMMITTEES

Section 9.1 Designated Committees.

The Association may create committees and appoint such committee members as deemed appropriate in carrying out its purposes. Chair persons for any such committee must meet the same qualifications to serve as directors must meet to serve on the Board, as set forth in these Bylaws. Committees shall have authority to act only to the extent designated in the Governing Documents or delegated by the Board. The Board shall also have the power to remove any and all committee members with or without cause and to terminate any such committee.

Section 9.2 Open Committee Meetings.

All committee meetings shall be open to attendance by Members, as provided by applicable law.

Section 9.2.1 Committee Meetings Held Electronically

Committee meetings may be held electronically if the Chair deems it necessary. The meeting must enable the member an opportunity to participate in the meeting, including an opportunity to read, hear, or see the proceedings of the meeting, and participate in the deliberations. Procedures for handling the meeting shall be in accordance with Robert's Rules of Order, latest revision.

ARTICLE 10 BOOKS AND RECORDS

Section 10.1 Association Records.

The Association records will be available for production to Owners in accordance with statutory requirements, which may be clarified further in a policy adopted by the Board of Directors.

Section 10.2 Minutes and Presumptions Under the Minutes.

Minutes or any similar record of the meetings of Members, or of the Board of Directors, when signed by the secretary or acting secretary of the meeting, shall be presumed to truthfully evidence the matters set forth therein. A recitation in any such minutes that notice of the meeting was properly given shall be prima facie evidence that the notice was given.

Section 10.3 Examination.

The Association records shall at all times, during normal business hours and after at least ten days written notice, or at the next scheduled Board meeting if within 30 days of written request, be subject to inspection and copying by any Member, at his or her expense, except documents determined by the Board to be withheld under the inspection of records policy of the Association in accordance with the Act. Any Owner's request to inspect and copy Association records must describe with reasonable particularity what records are requested. The Association may charge the actual costs for copying of the records, as clarified further in its inspection of records policy.

ARTICLE 11 AMENDMENTS

Section 11.1 Bylaw Amendments.

(a) These Bylaws may be amended by:

(i) The affirmative vote of a majority of the directors at a duly constituted meeting; provided, however, no amendment shall be made to the quorum requirement, to the qualifications, powers and duties of the Board, or to the terms of Directors without the affirmative vote of a majority of the Members present, in person or by proxy, at a regular or special meeting of the Members at which a quorum, as set forth in these Bylaws, is present; **or**

(ii) The affirmative vote of a majority of the Members present and voting, in person or by proxy, at a regular or special meeting of the Members called for such purpose at which a quorum is present, provided that notice has been sent to all Members pursuant to these Bylaws, and such notice sets forth that the meeting is being conducted for the purpose of amendment.

(b) Notwithstanding anything to the contrary in these Bylaws, these Bylaws may be amended by the Board of Directors, without Member approval, to comply with any statutory or judicial requirements.

ARTICLE 12 INDEMNIFICATION

Section 12.1 Obligation to Indemnify.

(a) The Association shall indemnify any person who was or is a party, or is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative; by reason of the fact that the person is or was a director, officer or committee member of the Association; provided the person is or was serving at the request of the Association in such capacity; and provided that the person:

(i) acted in good faith, and;

(ii) in a manner that the person reasonably believed to be in the best interests of the Association, and;

(iii) with respect to any claimed criminal action or proceeding, had no reasonable cause to believe the conduct was unlawful.

The determination of any action, suit or proceeding by judgment, order, settlement or conviction, or upon a plea of *nolo contendere* or its equivalent, shall not of itself create a presumption that the person did not act in good faith and in a manner reasonably believed to be in the best interests

of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe the conduct was unlawful.

(b) Notwithstanding anything in subsection (a) above, unless a court of competent jurisdiction determines that, in view of all circumstances of the case, the person is fairly and reasonably entitled to expenses, no indemnification shall be made:

(i) In connection with a proceeding by or in the right of the Association, where the person has been adjudged to be liable to the Association; or

(ii) In connection with any other proceeding charging that the person received an improper personal benefit, whether or not involving action in an official capacity, the person has been adjudged liable on the basis the person received an improper personal benefit.

(c) To the extent that the person has been wholly successful on the merits in defense of any action, suit or proceeding as described above, the person shall be indemnified against actual and reasonable expenses (including expert witness fees, attorney fees and costs) incurred in connection with the action, suit or proceeding.

Section 12.2 Determination Required.

(a) The Board of Directors shall determine whether the person requesting indemnification has met the applicable standard of conduct set forth above. The determination shall be made by the Board of Directors by a majority vote of a quorum consisting of those directors who were not parties to the action, suit or proceeding.

(b) If a quorum cannot be obtained as contemplated above or if a quorum has been obtained and the Board so directs, a determination may be made, at the discretion of the Board, by:

(i) independent legal counsel selected by a majority of the full Board; or

(ii) by the Members, but Members who are also directors and at the same time seeking indemnification may not vote on the determination.

Section 12.3 Payment in Advance of Final Disposition.

The Association shall pay for or reimburse the reasonable expenses as described above in advance of final disposition of the action, suit or proceeding if the person requesting indemnification provides the Board of Directors with:

(a) A written affirmation of that person's good faith belief that he or she has met the standard of conduct described above and;

(b) A written statement that the person shall repay the advance if it is ultimately determined that he or she did not meet the standard of conduct described above.

Section 12.4 No Limitation of Rights.

The indemnification provided in this Article shall not be deemed exclusive of nor a limitation upon any other rights to which those indemnified may be entitled under any bylaw, agreement, vote of the Members or disinterested directors, or otherwise, nor by any rights which are granted pursuant to C.R.S. ' 38-33.3-101, *et seq.*, and the Colorado Revised Nonprofit Corporation Act, as those statutes may be amended from time to time.

Section 12.5 Directors and Officers Insurance.

The Association shall purchase and maintain insurance on behalf of any person who is or was a director, the manager, committee members, or anyone acting at the direction of the Board, covering defense and liability expenses arising out of any action, suit or proceeding asserted against the person by virtue of the person's actions on behalf of the Association or at the direction of the Board, whether or not the Association would have the power to indemnify the person against liability under provisions of this Article.

ARTICLE 13 ADDITIONAL PROVISIONS

Section 13.1 Fiscal Year.

The Board has the right to establish and, from time to time, change the fiscal year of the Association.

Section 13.2 Notices.

All notices to the Association or the Board shall be delivered to the office of the managing agent, or, if there is no managing agent, to the office of the Association, or to such other address as the Board may designate by written notice to all Owners. Except as otherwise provided, all notices to any Owner shall be mailed to the Owner's address as it appears in the records of the Association. All notices shall be deemed to have been given when mailed or transmitted, except notices of changes of address, which shall be deemed to have been given when received.

Section 13.3 Conflicts.

In the case of any conflicts between the Declaration and these Bylaws or the Articles of Incorporation, the terms of the Declaration shall control. In the case of any conflicts between the Articles of Incorporation and these Bylaws, the terms of the Articles of Incorporation shall control.

Section 13.4 Waiver.

No restriction, condition, obligation or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

CERTIFICATION

By signature below, the secretary of the Board of Directors certifies that these Amended and Restated Bylaws received the approval of a majority of the Board of Directors where appropriate, or a majority of the Members present and voting, in person or by proxy, at a regular or special meeting of the Members called for such purpose at which a quorum was present.

Rocky Mountain Village Estates Condominium Association, a Colorado nonprofit corporation

By: _____
Secretary

Date: 11/19/2020