

July, 1978

BY-LAWS
OF

NU CONDOMINIUM ASSOCIATION

The name of the organization shall be the NU CONDO Association.

ARTICLE I

OBJECT

(PLAN OF APARTMENT OWNERSHIP)

1. The purpose for which this non-profit Association is formed is to govern the condominium property situated in the County of GRAND, State of Colorado, described as BLDG 14, which property has been submitted to the provisions of the Condominium Ownership Act of the State of Colorado.
2. All present or future owners, tenants, future tenants, or any other person that might use the facilities of the project in any manner, are subject to the regulations set forth in these By-Laws. The mere acquisition or rental of any of the condominium units (hereinafter referred to as units) of the project or the mere act of occupancy of any of said units will signify that these by-Laws are accepted, ratified, and will be complied with.

ARTICLE II

MEMBERSHIP, VOTING, MAJORITY OF OWNERS, QUORUM, PROXIES

1. MEMBERSHIP. Any person on becoming an owner of a condominium unit shall automatically become a member of this Association and be subject to these By-Laws. Such membership shall terminate without any formal Association action whenever such person ceases to own a condominium unit, but such termination shall not relieve or release any such former owner from any liability or obligation incurred under or in any way connected with the NU Condominium Association during the period of such ownership and membership in this Association, or impair any rights or remedies which the Board of Managers of the Association or others may have against such former owner and member arising out of or in any way connected with such ownership and membership and the covenants and obligations incident thereto. No certificates of stock shall be issued by the Association, but the Board of Manager may, if it so desires, issue one membership card to the owner(s) of a condominium unit. Such membership card shall be surrendered to the Secretary whenever ownership of the condominium unit designated thereon shall terminate.
2. VOTING. Voting shall be based upon the percentage of the undivided interest of each unit owner in the general common elements. An owner of an undivided fractional interest in and to a condominium unit shall be entitled to a vote equal to his fractional ownership in such unit. Cumulative voting is prohibited.
3. MAJORITY OF UNIT OWNERS. As used in these By-Laws the term "Majority of unit owners" shall mean those owners of more than fifty percent (50%) in the aggregate in interest of the undivided ownership of the general common elements, but consisting of not less than 7 condominium unit owners.
4. QUORUM. Except as otherwise provided in these By-Laws, the presence in person or by proxy of a "majority of unit owners" as defined in paragraph 3 of this Article shall constitute a quorum. An affirmative vote of a majority of the unit owners present, either in person or by proxy, shall be required to transact business; provided however, that no business shall be transacted unless a minimum of 7 of all of the unit owners, representing a total of no less than 50 % of the undivided interests in the general common

elements, either in person or by proxy, vote affirmatively.

5. PROXIES. Votes may be cast in person or by proxy. Proxies must be filed with the Secretary before the appointed time of each meeting.

ARTICLE III

ADMINISTRATION

1. ASSOCIATION RESPONSIBILITIES. The owners of the units will constitute the Association of Unit Owners, hereinafter referred to as "Association" who will have the responsibility of administering the condominium through a Board of Managers.

2. PLACE OF MEETINGS. Meetings of the Association shall be held at such place as the Board of Managers may determine.

3. ANNUAL MEETINGS. The first annual meeting of the Association shall be held on _____ . Thereafter the annual meetings of the Association shall be held on the first Monday of _____. At such meetings there shall be elected by ballot of the owners a Board of Managers in accordance with the requirements of paragraph 5 of Article IV of these By-Laws. The owners may also transact such other business of the Association as may properly come before them.

4. SPECIAL MEETINGS. It shall be the duty of the president to call a special meeting of the owners as directed by resolution of the Board of Managers or upon a petition signed by a majority of the owners and having been presented to the Secretary. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting unless the requirements of Article II, Section 4, are met.

5. NOTICE OF MEETINGS. It shall be the duty of the Secretary to mail by first class mail, postage prepaid to the address of each owner as shown on the records of the Secretary, a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, at least 5 but not more than 10 days prior to such meeting. The mailing of a notice in the manner provided in this paragraph shall be considered notice served.

6. ADJOURNED MEETING. If any meeting of owners cannot be organized because a quorum has not attended, the owners who are present, either in person or by proxy, may adjourn the meeting to a time not less than forty-eight hours from the time the original meeting was called.

7. ORDER OF BUSINESS. The order of business at all meetings of owners of units shall be as follows:

- (a) Roll call.
- (b) Proof of notice of meeting or waiver of notice.
- (c) Reading of minutes of preceding meeting.
- (d) Reports of officers.
- (e) Reports of committees.
- (f) Election of managers.
- (g) Unfinished business.
- (h) New business.

ARTICLE IV

BOARD OF MANAGERS

1. NUMBER AND QUALIFICATION. The affairs of this Association shall be governed by a Board of Managers composed of three persons. The following persons shall act in such

capacity and shall manage the affairs of the Association until the first meeting of the Association or until their successors are elected, to wit: James D. Miller, Victor T. Vestman, and Theodore D. Butler.

2. **POWERS AND DUTIES.** The Board of Managers 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 Managers may do all such acts and things as are not by law or by these By-Laws or by the Condominium Declaration for Condominium Association directed to be exercised and done by the owners or by Condominium Management Company (the Managing Agent).

3. **OTHER POWERS AND DUTIES.** Subject to the provisions of Article IV, Section 2, the Board of Managers shall be empowered and shall have the duties as follows:

- (a) To administer and enforce the covenants, conditions, restrictions, easements, uses, limitation, obligations and all other provisions set forth in the Condominium Declaration submitting the property to the provisions of the Condominium Ownership Act of the State of Colorado.
- (b) To establish, make and enforce compliance with such reasonable house rules as may be necessary for the operation, use and occupancy of the condominium project with the right to amend same from time to time. A copy of such rules and regulations shall be delivered or mailed to each member promptly upon the adoption thereof.
- (c) To keep in good order, condition, and repair all of the general and limited common elements and all items of personal property, if any, used in the enjoyment of the entire premises.
- (d) To insure and keep insured all of the insurable general common elements of the property in an amount equal to their maximum replacement value as is provided in the Declaration. Maximum replacement value may be determined from time to time by one or more written appraisals. Further, to obtain and maintain comprehensive liability insurance covering the entire premises in amounts not less than \$100,000 per person and \$300,000 per accident and \$50,000 property damages. To insure and keep insured all of the fixtures, equipment and personal property acquired by the Association for the benefit of the Association and the owners of the condominium units and their first mortgagees.
- (e) To fix, determine, levy and collect against each of the owners those assessments the Association is empowered to levy under paragraphs 21 and 22 of the Condominium Declaration. The Board by majority vote may adjust, increase or decrease the amount of such assessments. In the event of a reduction in assessments, the excess thereof over expenses and cash reserves shall be returned to the owners at the end of the operating year in which said assessments are reduced. To levy and collect special assessments whenever in the opinion of the Board it is necessary to do so in order to meet increased or projected maintenance expenses or costs, or additional capital expenses, or because of emergencies. All monthly or other Board assessments shall be in itemized statement form and shall set forth the detail of the various expenses for which the assessments are being made, in the manner provided for in said Condominium Declaration.
- (f) To collect delinquent Association assessments by suit or otherwise and to enjoin or seek damages from an owner as is provided in the Declaration and these By-Laws.
- (g) To protect and defend the entire premises from loss and damages by suit or otherwise.

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- (h) To borrow funds in order to pay for any expenditure or outlay required, to execute all such instruments evidencing such indebtedness as the Board of Managers may deem necessary, and such indebtedness shall be the several obligation of all the owners in the same proportion as their interest in the general common elements.
- (i) To enter into contract within the scope of their duties and powers.
- (j) To meet at least once each quarter.
- (k) To designate the personnel necessary for carrying out the powers vested in the Association in the maintenance and repairs of the general and limited common elements.
- (l) In general, to carry on the administration of this Association and to do all of those things, necessary and reasonable, in order to carry out the communal aspect of condominium ownership.

4. ASSOCIATION MANAGER. The Board of Managers may employ for the Association an "Association Manager" at a compensation established by the Board to perform such duties and services as the Board shall authorize including, but not limited to, the duties listed in paragraph 3 of this Article.

5. ELECTION AND TERM OF OFFICE. At the first annual meeting of the Association the term of office of one Manager shall be fixed for three (3) years. The term of office of one Manager shall be fixed at (2) two years, and the term of office of one Manager shall be fixed at one (1) year. At the expiration of the initial term of office of each manager, his successor shall be elected to serve a term of three (3) years. The Managers shall hold office until their successors have been elected and hold their first meeting.

6. VACANCIES. Vacancies in the Board of Managers caused by any reason other than the removal of a Manager by a vote of the Association shall be filled by vote of the majority of the remaining Managers, even though they may constitute less than a quorum; and each person so elected shall be a Manager until a successor is elected at the next annual meeting of the Association.

7. REMOVAL OF MANAGERS. At any regular or special meeting duly called, any one or more of the Managers may be removed with or without cause by a majority of the owners, and a successor may then and there be elected to fill the vacancy thus created. Any Manager whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

8. ORGANIZATION MEETING. The first meeting of a newly elected Board of Managers shall be held within ten days of election at such place as shall be fixed by the Managers at the meeting at which such Managers were elected, and no notice shall be necessary to the newly elected Managers in order to legally constitute such meeting, providing a majority of the whole Board shall be present.

9. REGULAR MEETINGS. Regular meetings of the Board of Managers may be held at such time and place as shall be determined, from time to time, by a majority of the Managers, but at least four such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Managers shall be given to each Manager, personally or by mail, telephone or telegraph, at least three days prior to the day named for such meeting.

10. SPECIAL MEETINGS. Special meetings of the Board of Managers may be called by the President on three days notice to each Manager, given personally, or by mail, telephone or telegraph, which notice shall state the time, place as hereinabove provided and purpose of the meeting. Special meetings of the Board of Managers shall be called by

the President or Secretary in like manner and on like notice on the written request of at least two Managers.

11. WAIVER OF NOTICE. Before or at any meeting of the Board of Managers, any Manager may in writing waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any such meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

12. BOARD OF MANAGERS' QUORUM. At all meetings of the Board of Managers, a majority of the Managers shall constitute a quorum for the transaction of business, and the acts of the majority of the Managers present at a meeting at which a quorum is present shall be the acts of the Board of Managers.

13. FIDELITY BONDS. The Board of Managers may require that all non-owner employees of the Association handling or responsible for Association funds furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

ARTICLE V

OFFICERS

1. DESIGNATION. The officers of the Association shall be a President and a Secretary, all of whom shall be elected by and from the Board of Managers.

2. ELECTION OF OFFICERS. The officers of the Association shall be elected annually by the Board of Managers at the organization meeting of each new Board and shall hold office at the pleasure of the Board.

3. REMOVAL OF OFFICERS. Upon an affirmative vote of a majority of the members of the Board of Managers, any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the Board of Managers, or at any special meeting of the Board called for such purpose.

4. PRESIDENT. The President shall be the chief executive of the Association. He shall have all of the general powers and duties which are usually vested in the office of President of an association, including but not limited to the power to appoint committees from among the owners from time to time as he may in his discretion decide is appropriate to assist in the conduct of the affairs of the Association.

5. SECRETARY. The Secretary shall keep all the minutes of the meetings of the Board of Managers and the minutes of all meetings of the Association; he shall have charge of such books and papers as the Board of Managers may direct; and he shall, in general, perform all the 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 addresses 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 apartment unit owned by such member. Such list shall be open to inspection by members, and other persons lawfully entitled to inspect the same, and the Managing Agent, at reasonable times during regular business hours.

ARTICLE VI

INDEMNIFICATION OF OFFICERS AND MANAGERS

The Association shall indemnify every Manager or Officer, his heirs, executors and

administrators, against all loss, costs and expense, including counsel fees, reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a manager or officers of the Association, except as to matters as to which he 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 not been guilty of gross negligence or willful misconduct in the performance of his duty as such manager or officer in relation to the matter involved. The foregoing rights shall not be exclusive of other rights to which such manager 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; provided however, that nothing in this Article VI contained shall be deemed to obligate the Association to indemnify any member or owner of a condominium unit who is or has been a manager or officer of the Association with respect to any duties or obligations assumed or liabilities incurred by him under and by virtue of the Condominium Declaration for NJ as a member or owner of a condominium unit covered thereby.

ARTICLE VII

OBLIGATIONS OF THE OWNERS

1. **ASSESSMENTS AND CHARGES.** As is provided in the Condominium Declaration for NJ, all owners shall be obligated to pay the monthly assessments imposed by the Association and the Managing Agent to meet the common expenses. The assessments shall be made as provided in the Declaration, and shall be due monthly as billed. A member shall be deemed to be in good standing and entitled to vote at any annual or at a special meeting of members, within the meaning of these By-Laws, if and only if he shall have fully paid all assessments and charges made or levied against him and the condominium unit owned by him.
2. **MAINTENANCE AND REPAIR.**
 - (a) Every owner must perform promptly at his own expense all maintenance and repair work within his own apartment unit which, if omitted, would affect the project in its entirety or in part belonging to other owners.
 - (b) All the repairs of internal installations of the unit such as water, light, gas, power, sewage, telephones, air conditioners, sanitary installations, doors, windows, electrical fixtures and all other accessories, equipment belonging to the unit area shall be at the owner's expense.
 - (c) An owner shall be obligated to reimburse the Association promptly upon receipt of its statement for any expenditures incurred by it in repairing or replacing any general or limited common element damaged by his negligence or by the negligence of his tenants or agents.
3. **MECHANIC'S LIEN.** Each owner agrees to indemnify and to hold each of the other owners harmless from any and all claims of mechanic's lien filed against other apartment units and the appurtenant general common elements for labor, materials, services or other products incorporated in the owner's apartment unit. In the event suit for foreclosure is commenced, then within ninety days thereafter such owner shall be required to deposit with the Association cash or negotiable securities equal to the amount of such claim plus interest for one year together with the sum of One Hundred Dollars. Such sum or securities shall be held by the Association pending final adjudication or settlement of the claim or litigation. Disbursement of such funds or proceeds shall

be made by the Association to insure payment of or on account of such final judgment or settlement. Any deficiency shall be paid forthwith by the subject owner, and his failure to do so shall entitle the Association to make such payment, and the amount thereof shall be a debt of the owner and a lien against his condominium unit which may be foreclosed as is provided in paragraph 24 of the Declaration.

4. GENERAL.

- (a) Each owner shall comply strictly with the provisions of the Condominium Declaration for NJ.
- (b) Each owner shall always endeavor to observe and promote the cooperative purposes for the accomplishment of which the NJ project was built.

5. USE OF UNITS - INTERNAL CHANGES.

- (a) All units shall be utilized for residential purposes only.
- (b) An owner shall not make structural modifications or alterations to his unit or installations located therein without previously notifying the Association in writing through the Association Manager, or if no Association Manager is employed, then through the President of the Board of Managers. The Association shall have the obligations to answer within ten days after such notice, and failure to do so within such time shall mean there is no objection to the proposed modifications or alteration.

6. USE OF GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS. Each owner may use the general common elements and the limited common elements in accordance with the purpose for which they were intended without hindering or encroaching upon the lawful rights of the other owners.

7. RIGHT OF ENTRY.

- (a) An owner shall grant the right of entry to the Managing Agent or to any other party authorized by the Board of Managers in case of any emergency originating in or threatening his unit, whether the owner is present at the time or not.
- (b) An owner shall permit other owners, or their representatives, or the Managing Agent when so required, to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services, provided that requests for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate.

8. RULES AND REGULATIONS.

- (a) No resident of the project shall post any advertisement, or posters of any kind in or on the project except as authorized by the Association.
- (b) Owners and occupants of apartment units shall exercise extreme care to avoid making or permitting to be made loud or objectionable noises, and in using or playing or permitting to be used or played, musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants or other occupants of condominium units.
- (c) It is prohibited to hang garments, rugs, and other materials from the windows or from any of the facades of the project.
- (d) It is prohibited to dust rugs or other materials from the windows, or

to clean rugs by beating one the exterior part of the project.

- (e) It is prohibited to throw garbage or trash outside the disposal installation provided for such purposes.
- (f) No owner, resident or lessee shall install wiring for electrical or telephone installation, television antennae, machines or air conditioning units on the exterior of the project or that protrude through the walls or the roof of the project except as expressly authorized by the Association.

The Board of Managers or the Managing Agent reserves the power to establish, make and enforce compliance with such additional house rules as may be necessary for the operation, use and occupancy of this condominium project with the right to amend same from time to time.

9. DESTRUCTION OR OBSOLESCENCE. Each owner shall, upon becoming an owner of a condominium unit, execute a power of attorney in favor of the Association, irrevocably appointing the Association his attorney-in-fact to deal with the owner's condominium unit upon its destruction or obsolescence as is provided in paragraph 30 of the Condominium Declaration for NU.

ARTICLE VIII

AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

1. BY-LAWS. These By-Laws may be amended by the Association at a duly constituted meeting for such purpose, and no amendment shall take effect unless approved by owners representing at least seventy per cent of the aggregate interest of the undivided ownership of the general common elements. No By-Law in conflict with the Condominium Declaration or any part thereof shall be valid.

ARTICLE IX

MORTGAGES

1. NOTICE TO ASSOCIATION. An owner who mortgages his unit shall notify the Managing Agent, and the President of the Board of Managers, or Association Manager, giving the name and address of his mortgagee. The Association shall maintain such information in a book entitled "Mortgagees of Units".

2. NOTICE OF UNPAID ASSESSMENTS. The Association and Managing Agent shall at the request of a mortgagee of a unit report any unpaid assessments due from the owner of such unit.

ARTICLE X

EVIDENCE OF OWNERSHIP, REGISTRATION OF MAILING ADDRESS AND REQUIRED PROXIES

L. PROOF OF OWNERSHIP. Any person on becoming an owner of a condominium unit shall furnish to the Managing Agent and Board of Managers a photo copy or a certified copy of the recorded instrument vesting that person with an interest or 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 at a special meeting of members unless this requirement is first met.

2. REGISTRATION OF MAILING ADDRESS. The owners of each condominium unit shall have one and the same registered mailing address to be used for mailing of monthly statements, notices, demands and all other communications, and such registered address shall be the only mailing address of a person or persons, firm, corporation, partnership, association or other legal entity or any combination thereof to be used. Such registered address of a condominium unit owner or owners shall be furnished by such owners to the Secretary and Managing Agent within five days after transfer of title. Such registration shall be in written form and signed by all of the owners of the condominium unit or by such persons as are authorized by law to represent the interests of all of the owners thereof.

3. REQUIRED PROXIES. If title to a condominium unit is held by more than one person or by a firm, corporation, partnership, association, or legal entity, or any combination thereof, such owners shall execute a proxy appointing and authorizing one person or alternate persons to attend all annual and special meetings of members and thereat to cast whatever vote the owner himself might cast if he were personally present. Such proxy shall be effective and remain in force unless voluntarily revoked, amended or sooner terminated by operation of law; provided however, that within thirty days after such revocation, amendment or termination, the owner shall reappoint and authorize one person or alternate persons to attend all annual and special meetings as is provided by this paragraph 3. The requirements herein contained in this Article shall be first met before an owner or a Condominium unit shall be deemed in good standing and entitled to vote at any annual or special meeting of members.

ARTICLE XI

COMPLIANCE

These By-Laws are set forth to comply with the requirements of the State of Colorado Condominium Ownership Act. If any of these By-Laws conflict with the provisions of said statute, it is hereby agreed and accepted that the provisions of the statute will apply.

ARTICLE XII

This Association is not organized for profit. No member, member of the Board of Managers or person from whom the Association may receive any property or funds shall receive or shall be lawfully entitled to 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 member of the Board of Managers; provided however, always (1) that reasonable compensation may be paid to any member or manager while acting as an agent or employee of the Association for services rendered ineffecting one or more of the purposes of the Association, and (2) that any member or manager 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, and (3) the fact that the Managing Agent derives a reasonable profit from its operations shall not be deemed violative of this Article.

ARTICLE XIII

The persons who shall be authorized to execute any and all instruments of conveyance or encumbrances, including promissory notes, in the name of the Association, shall be the President and the Secretary thereof.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals at Denver, Colorado, this 12 day of AUGUST, 1991.

BOARD OF MANAGERS:

M. L. Mann (SEAL)

X R. W. Chaloupe (SEAL)

(SEAL)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned secretary of the corporation known as the NU Association does hereby certify that the above and foregoing By-Laws were duly adopted by the managers of said corporation as the By-Laws of said corporation on the 12th day of AUGUST, 1991, and that they do now constitute the By-Laws of said corporation.

ATTEST:

X R. W. Chaloupe
Secretary