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SECOND AMENDMENT TO BY-LAWS OF
WILLOWBROOK MEADOWS OWNER'S ASSOCIATION

The Willowbrook Meadows Owner's Association held a regular meeting on October 17, 1992 at The Silverthorne Town Hall, Silverthorne, Colorado, Dennis Clauer, President presided and called the meeting to order after verifying that a quorum was present. Pursuant to the authority contained in Article XIII, Section 1, of the By-Laws of the Willowbrook Meadows Owner's Association and Article V of the Declaration of Covenants, Conditions and Restrictions for all filings at Willowbrook Meadows Subdivision, the owners amended the By-Laws adopted previously at a meeting of the Board of Directors on November 15, 1976 and recorded November 17, 1976 under Reception No. 160650 and the Amendment to By-Laws adopted on July 20, 1985 and recorded on May 19, 1986 at Reception No. 317274 to add the following terms and provisions. To the extent not modified or supplemented below, the original By-Laws are ratified and remain in effect.

ARTICLE XV

ARCHITECTURAL CONTROL

Section 4. Building Requirements.

Paragraph 10 regarding FACTORY COMPONENTS is hereby deleted and amended to read as follows:

10. FACTORY COMPONENTS - The use of "manufactured", modular, or factory structures is generally prohibited in the subdivision. The Committee may approve the use of these components if they deem the exterior design meets the criteria set forth herein. Roof shapes, siding, and trim shall be field applied as necessary to prevent a "modular" appearance. Components must be placed on the foundation within 36 hours after arrival at the site.

a. Before the Committee approves the use of any manufactured, modular or factory components and for improvements in the subdivision it shall receive from the owner a construction schedule showing at a minimum the projected date of the foundation inspection and the anticipated delivery date of the factory component.

b. Factory components may not be stored on open space or streets within Willowbrook and such components may only be stored upon an owner's lot.

c. To assure compliance with the prompt installation of a factory component an owner must deposit the sum of \$5,000 with the Association. Upon timely installation of the factory components upon the foundation the \$5,000 escrow will be returned to the owner. In the event an owner violates any part of these

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rules pertaining to installation of factory components, the Association may use the escrow to remove and store the factory components to a suitable offsite location and to reimburse the Association for any costs and attorney's fees it incurs as a result of such violation. Upon such breach the Committee's architectural approval shall be automatically revoked.

Section 5. Approval Application.

Section 5 is deleted in its entirety and amended to read as follows:

1. Application for approval shall be made on forms and according to checklists provided by the Architectural Review Committee. Applications which do not present complete information on the forms provided, are drawn to incorrect scale or are not professionally drawn shall be returned to the applicant to be properly resubmitted before they are considered by the Architectural Review Committee.

2. Along with the application each owner proposing a project on any lot in Willowbrook shall also deposit \$500.00 into a Development Review Account to insure completion of the improvements in accordance with the Declaration, By-Laws and the plans proposed by the owner and approved by the Architectural Review Committee. If the Association expenses incurred in accordance with the review procedure set forth in these Bylaws are in excess of the amount in any Owner's development review account, the Owner shall pay such additional expenses to the Association upon demand.

3. Before a C.O. is issued, the Architectural Review Committee shall be notified and shall have seven days to inspect the premises to insure that all items covered by the covenants and approved plans have been complied with, including but not limited to construction clean-up, landscaping, restoring neighboring lots to natural state, paving, colors, etc. If the Architectural Review Committee fails to inspect or advise the Owner of any noncompliance or unsatisfactory condition within seven days, after the final inspection has been completed, it shall be presumed that all Architectural review requirements have been met.

XVII

ENFORCEMENT OF BY-LAWS AND DECLARATIONS

Article XVII is deleted in its entirety and amended to read as follows:

The Association shall reasonably attempt to verbally notify any owner of his (or his tenant's) violation of any term or provision of these By-laws or any term of provisions of the Declaration of Covenants, Conditions and Restrictions affecting the owner's property. If the violation continues after verbal notice

is given or attempted, the Association shall demand an immediate abatement of the violation within the specified time to abate or correct the violation after the Association has sent notice to the owner by certified mail, the Association shall have the right to enforce the provisions of the By-Laws or Declarations by any proceeding at law and equity and assess the offending owner for all costs of notice, abatement, collection and attorney's fees incurred by the Association. Any cost incurred by the Association may be deducted from the Development Review Account authorized by Article XV Section 1 upon (1) approval by a majority of the members of the Architectural Review Committee, and (2) after the Committee has obtained an opinion from the attorney for the Association that a breach of these By-Laws or the Declaration has occurred. Any cost incurred by the Association shall be borne by the Owner of the property upon which any breach of the provisions of these Bylaws or the Declaration has occurred.

The Secretary of the Association shall compile the Amendment set forth above together with the Amendments adopted at the July 20, 1985 meeting with the original By-Laws and record such compilation in the records of the Summit County Clerk and Recorder.

IN WITNESS WHEREOF, we, being all the Directors of the Willowbrook Meadows Owner's Association, have hereunto set our hands this 12 day of January, 1993.

DIRECTORS:

[Signature]
 Rick Barron
[Signature]
 Henry J. Barr
[Signature]
 Garry W. Boyles

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of the Willowbrook Owner's Association, a Colorado corporation, and,

That the foregoing Amendment to By-Laws was adopted at a regular meeting of the Members by a unanimous vote of a quorum of members present, in person or by proxy, held on October 17, 1992.

Date 1/12/93 Secretary [Signature]

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