

**RESOLUTION AND CONSENT OF THE OWNERS OF CONDOMINIUM UNITS  
IN THE 100 EAST MAIN STREET CONDOMINIUMS  
TO AMEND THE CONDOMINIUM DECLARATION  
FOR THE 100 EAST MAIN STREET CONDOMINIUMS  
TO PROVIDE FOR EQUAL ALLOCATION OF COMMON EXPENSES**

The following Resolution was presented to and adopted by the Owners of Units in the 100 East Main Street Condominiums (hereinafter the "Members") at the meeting of the Members held on April 5, 2018.

RESOLVED, that Article 3.6(b) of the Condominium Declaration for the 100 East Main Street Condominiums shall be amended to read as follows (proposed revisions are in redline):

"(b) Liability for Common Expenses. Each Unit and the Owner of the Unit is liable for a percentage of all Common Expenses equal to the Unit's Common Allocation, except as provided herein where the Common Expense allocation shall be based upon the number of Units. All other costs and expenses of the Association are allocated among the Units as otherwise provided in this Declaration (such as the allocation of Limited Benefit Expenses set forth in Section 8.2(b), the allocation of Reimbursable Expenses set forth in Section 8.2(c) and the allocation of Voluntary Capital Expenses set forth in Section 8.2(c))." Notwithstanding anything herein or in the Declaration to the contrary, the following expenses shall be allocated to each Unit based on the number of Units in the project (eg. if there are five Units, each Unit shall bear one-fifth of the cost) and the Unit Owners shall each pay one-fifth of the following costs:

1. Trash removal;
2. Landscaping/Ground maintenance;
3. Management Fee;
4. Building repairs and maintenance, including supplies for building repairs and maintenance;
5. Snowplowing and snow removal;
6. Telephone;
7. Common electric;
8. Pest control;
9. Cleaning, including cleaning supplies;
10. Sewer;
11. Bank fees;
12. Professional fees, including but not limited to accounting, bookkeeping and legal fees;
13. On-call services;
14. Heating and domestic water service;
15. Contingency expenses;
16. Association taxes and governmental assessments;
17. Insurance;
18. Capital reserves; and
19. Net other income.

RESOLVED, that the officers of the 100 East Main Street Condominiums are hereby authorized and directed to take such actions as appropriate to finalize and record the Amendment to the Condominium Declaration for the 100 East Main Street Condominiums approved hereby.

(The preceding Resolution was adopted by 100% ( ) percent of the votes of the Members of the Association entitled to be cast who were present by proxy or in person.)

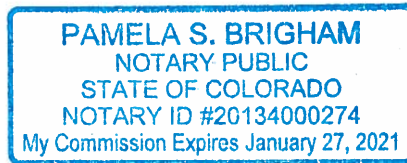
THE 100 EAST MAIN STREET  
CONDOMINIUMS

By: Kimberly Paige Fleming  
Kimberly Paige Fleming, President

I, Tiffany Phipps, duly appointed and acting as Secretary of the 100 East Main Street Condominiums do certify that the foregoing is a true and accurate copy of the Resolution adopted by the Owners of the 100 East Main Street Condominiums at the meeting of the Owners held on 4-9, 2018.

Tiffany Phipps Secretary

STATE OF COLORADO )  
 ) ss.  
COUNTY OF PITKIN )



The foregoing instrument was acknowledged before me this 9 day of April, 2018 by Kimberly Paige Fleming as President of the 100 East Main Street Condominiums.

My commission expires: 01/27/2021

Witness my hand and official seal.

Pamela S Brigham  
Notary Public

**CONSENT OF UNIT OWNERS**

OWNER OF UNIT 1:

DIRE WOLF, LLC


By: [Signature]  
Manager

OWNER OF UNITS 2, 3 AND 4:

100 EAST MAIN STREET, LLC

By: \_\_\_\_\_  
Manager

OWNER OF UNIT 5:

  
Kimberly Paige Fleming