

AFTER RECORDING RETURN TO:
HindmanSanchez P.C.
5610 Ward Road, Suite 300
Arvada, CO 80002

**AMENDMENT
TO THE
AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF SUNPOINTE AT LAKEWOOD
ESTATES CONDOMINIUMS II**

THIS AMENDMENT is made this 7 day of December, 2013.

RECITALS

A. Declarant, Nedlaw Construction Company, Inc., a Colorado corporation, recorded that certain Declaration of Covenants, Conditions and Restrictions of SunPointe at Lakewood Estates Condominiums II on July 5, 1984 at Reception No. 84062737 in the Office of the Clerk and Recorder for Jefferson County, State of Colorado as amended and restated in its entirety by that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions of SunPointe at Lakewood Estates Condominiums II recorded on May 20, 2013 at Reception No. 2013059698 in the Office of the Clerk and Recorder for Jefferson County, State of Colorado (the "Original Declaration") subjecting the real estate described therein to the terms and conditions set forth in the Original Declaration.

B. The Original Declaration provides for and allows for this Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions of SunPointe at Lakewood Estates Condominiums II (the "Amendment") in Section 13.6, which provides as follows:

The Association shall have the authority to amend, revise, remove, repeal or add any provision to this Declaration, without Owner or mortgagee approval, in order to conform with any applicable state, city or federal law, and/or to bring the Declaration into compliance with applicable rules and regulations of the Federal National Mortgage Association ("Fannie Mae"), the Department of Housing and Urban Development ("HUD") and the Veterans Administration ("VA") pursuant to federal law.

C. The purpose of this Amendment is to amend the leasing terms to comply with the requirements of the U.S. Department of Housing and Urban Development.

D. The undersigned, being the President and Secretary of the Association, hereby certify that the Board of Directors has consented and agreed to this Amendment.

E. As amended by this Amendment, the Original Declaration is referred to as the "Declaration."

NOW THEREFORE,

I. Amendments. The Original Declaration is hereby amended as follows:

(a) Repeal and Restatement. Section 7.2(e)(i) is hereby repealed in its entirety and the following Section 7.2(e)(i) is substituted:

(i) Short term occupancies and rentals (of less than one year) of Units shall be prohibited.

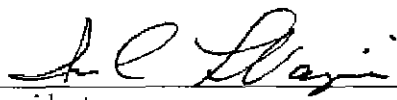
(b) Removal. Section 7.2(e)(iv) is hereby deleted and removed in its entirety.

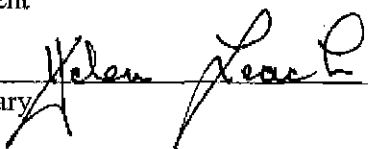
(c) Removal. Section 7.2(f) is hereby deleted and removed in its entirety.

II. No Other Amendments. Except as amended by the terms of this Amendment and previous amendments, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment is executed by the undersigned.

**SUNPOINTE AT LAKEWOOD ESTATES II
CONDOMINIUM ASSOCIATION, INC.,**
a Colorado nonprofit corporation

By: 
President

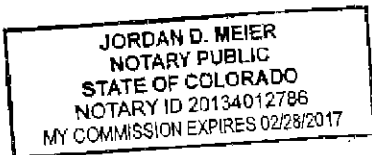
By: 
Secretary

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing was acknowledged before me this 9th day of January, 2014, by Helen Leach, as President of Sunpointe at Lakewood Estates II Condominiums Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 2-28-2017



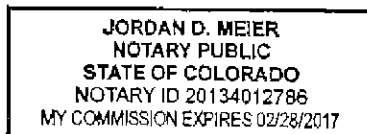
Jordan Meier
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing was acknowledged before me this 9th day of January, 2014, by Irene Lavigne, as Secretary of Sunpointe at Lakewood Estates II Condominiums Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 2-28-2017



Jordan Meier
Notary Public