

FIRST AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
THE ROQUEFORT CONDOMINIUMS

THIS FIRST AMENDMENT IS MADE to the Declaration of Covenants, Conditions and Restrictions for The Roquefort Condominiums (the "Declaration") this 8<sup>th</sup> day of July, 2009, by the undersigned Owners.

WHEREAS, on June 10, 2009, the Declaration was recorded in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado, at Reception Number 2009071800; and

WHEREAS, Article XV, Section 15.13 of the Declaration provides for an amendment to the Declaration by the affirmative vote of the Owners of at least fifty-one percent (51%) of the Units; and

WHEREAS, the Owners of one hundred percent (100%) of the Units desire to amend the Declaration as provided herein.

NOW, THEREFORE, the undersigned being all of the Owners do hereby amend and consent to the amending the Declaration as follows:

1. Section 12.3 shall be deleted in its entirety and replaced with the following:

12.3 Household Pets. No animals, livestock, poultry or insects, of any kind, shall be raised, bred, kept or boarded in or on the Project; provided, however, that up to two cats or one cat and one dog may be kept in any Condominium Unit, so long as they are not kept for any commercial purpose and are not kept in such manner as to create a nuisance to other Owners. The Association shall have, and is hereby given, the right and authority to determine in its sole discretion that household pets are being kept for commercial purposes or are being kept in such number or in such manner as to be unreasonable or to create a nuisance to other Owners, or that an Owner is otherwise in violation of this Section 12.3, and to take such action or actions as it deems reasonably necessary to correct the same. An Owner's right to keep household pets shall be coupled with the responsibility to pay for any damage caused by such Owner's pet(s) and to clean up after the pets. Pets shall be under the Owner's control at all times and shall be leashed when walking on the Common Elements. Any violation of the Declaration or any rules and regulations involving any pet shall subject the owner to a \$100.00 fine, and after any three violations by the same pet, the pet will be required to be permanently removed from the Project.

2. Except as modified herein, the Declaration shall continue in full force and effect.

IN WITNESS WHEREOF, the undersigned Owners have executed this First Amendment

