

After Recording, return to:
East Valley, LLC
Attn: Tim Belinski
723 East Valley Road, Suite 200
Basalt, CO 81632

**BYLAWS
OF
RIVER PARK LOFTS ASSOCIATION**

**ARTICLE 1
OFFICES**

The River Park Lofts Association (the "Association") is a Colorado non-profit corporation, with its initial principal office and mailing address located at 723 East Valley Road, Suite 200, Basalt, CO 81621. The Association may also have other offices and may carry on its purposes at such other places within and outside the State of Colorado as the Executive Board may from time to time determine.

**ARTICLE 2
PURPOSES, DEFINITIONS AND ASSENT**

Section 2.1 Purpose of Bylaws. These Bylaws of the River Park Lofts Association (these "Bylaws") are adopted for the regulation and management of the affairs of the River Park Lofts Association (the "Association"). The Association is organized as a Colorado nonprofit corporation under the Colorado Revised Nonprofit Corporation Act, Section 7-121-101, C.R.S., *et seq.* (the "Nonprofit Act"), and it is the "Association" referred to in the Declaration of Covenants, Conditions, Restrictions and Easements for River Park Lofts recorded May 3rd at Reception No. 202304622 with the County of Eagle, State of Colorado, as amended from time to time (the "Declaration").

Section 2.2 Definitions. The definitions contained in the Declaration shall apply to these Bylaws, and all capitalized terms not otherwise defined in these Bylaws shall have the same meaning as defined terms used in the Declaration, the [1st Supplemental Plat of Parcel B, Basalt River Park, recorded June 7, 2021, at Reception No. 202120248] in the Office of the Clerk and Recorder of the County of Eagle, Colorado, and all supplements and amendments thereto. [Update for Plat that further subdivides the Lofts lot within Parcel B (the "Plat") or the condominium Map of the River Park Lofts, recorded May 3rd, 2021, at Reception No. 202304621 in the Office of the Clerk and Recorder of the County of Eagle, Colorado (the "Map")

Section 2.3 Assent. All present or future Owners, their families, present or future tenants, and their guests and invitees, and any other person using the facilities of River

Park Lofts Association (the "Property") in any manner are subject to the Declaration, the Plat, the Map, these Bylaws and any rules, regulations, policies and procedures adopted by the Executive Board pursuant to these Bylaws. The acquisition, rental or occupancy of any of the Units shall constitute acceptance and ratification of these Bylaws and shall signify that they will be complied with by such person or entity.

ARTICLE 3
MEMBERSHIP, VOTING, QUORUM AND PROXIES

Section 3.1 Membership and Voting. The Association shall be a membership corporation without certificates or shares of stock. By this reference these Bylaws incorporate the membership and voting rights provisions of the Declaration. Ownership of a Unit is required in order to qualify for membership in the Association. The Association shall have two (2) classes of voting membership, one consisting of Residential Owners and one consisting of Commercial Owners. Except as otherwise provided for in the Declaration or Articles of Incorporation, each member shall be entitled to vote in Association matters based on the voting rights provided in the Declaration.

3.1.1. The vote for each such Unit shall be exercised by the Owner or an authorized person (who may be a tenant of the Owner) appointed by proxy duly executed by a Unit owner in accordance with these Bylaws and Colorado law. A proxy shall not be valid if obtained through fraud or misrepresentation. Should the Owner not be a natural person (i.e., an estate or trust, corporation, partnership, limited liability company, or other entity), a natural person shall be appointed as the authorized representative of the Owner and the Owner may only vote through the authorized representative.

3.1.2. When more than one person holds an interest in any Unit, all such persons shall be Members of the Association; however, one owner shall be designated with the voting authority by proxy as the voting member. In the absence of a proxy, the vote allocated to the Unit shall be suspended in the event more than one person or entity seeks to exercise the right to vote on any one matter.

3.1.3. The assignment of voting right by proxy or authorization of a person to vote as provided herein, shall be furnished to the Secretary of the Association prior to any meeting in which the voting right is exercised. In no event shall more than one vote be cast with respect to any one Unit. A Unit may not revoke a proxy given pursuant to this section except by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if it is not dated or purports to be revocable without notice. A proxy terminates eleven months after its date, unless it provides otherwise.

3.1.4. Membership shall terminate automatically, without any Association action, whenever an Owner ceases to own a Unit. Termination of membership shall not relieve or release any former Owner from any liability or obligation incurred by virtue of, or in any way connected with, ownership of a Unit, or impair any rights or remedies which the

Association or others may have against such former Owner arising out of, or in any way connected with, such membership.

Section 3.2 Election of Directors. During the period that Declarant is entitled to appoint Directors (such period, the "Declarant Control Period" as more particularly described in the Declaration and in these Bylaws), the Directors shall be elected by the Declarant to the fullest extent permitted by the Act. During the Declarant Control Period, Directors shall be appointed by the Declarant without regard to the classes of Directors or the appointment or election thereof by certain classes of Members as described below, and the Directors entitled to be elected by the Owners, will be elected at large in accordance with the Owners' Allocated Interests for voting. After the end of the Declarant Control Period, certain classes or groups of Units will be entitled to appoint Directors as follows: The Owners of Commercial Units shall be entitled to appoint two (2) Directors. The Owners of the Deed Restricted Units shall be entitled to appoint one (1) Director. The Owners of the free market Residential Units shall be entitled to appoint two (2) Directors. Cumulative voting is not allowed.

Section 3.3 During the Declarant Control Period, the Directors shall be appointed by the Declarant without regard to the classes of Directors or the election thereof by certain classes of Members as described in this subsection below. In the election of Directors by Owners, each Member shall have the right to vote only for Directors to be elected by such Member's class. Commercial Owners will elect two (2) of the five Directors (the "Commercial Directors"). Residential Owners will elect three (3) of the five Directors (the "Residential Directors"), with the Owners of the Deed Restricted Units electing one (1) of the Residential Directors and the Owners of the market rate Residential Units electing two (2) of the Residential Directors. Cumulative voting shall not be allowed.

Section 3.4 Quorum. Except as otherwise provided in these Bylaws or in the Declaration, the presence in person or by proxy of a majority of the votes entitled to be cast at such meeting shall constitute a quorum.

Section 3.5 Proxies. Votes may be cast in person or by proxy. Proxies must be filed with the Secretary before the appointed time of each meeting. All proxies must be in writing and may be either general or for a particular meeting. A proxy holder need not be an Owner.

Section 3.6 Majority Vote. Unless a different percentage is required by law, the Declaration, the Articles of Incorporation, or these Bylaws, the affirmative vote of a majority of the votes represented at a meeting duly called and convened at which a quorum is present shall be sufficient to adopt decisions binding on all Members; provided that decisions requiring the vote of a certain class of Members, must be approved by a majority of the votes of the respective class of Members represented at a meeting.

ARTICLE 4 MEETINGS

Section 4.1 Annual Meeting. There shall be an annual meeting of the Members held at least once each year. The annual meeting shall be held at a time and date designated by the Executive Board in each calendar year for the purpose of electing Directors and for the transaction of such other business as may come before the meeting.

Section 4.2 Special Meeting. Special meetings of the Members for any purpose other than those regulated by statute may be called by the President, by a majority of the Executive Board entitled to vote on the matter to be discussed and acted upon at such special meeting, or by petition of Owners representing twenty percent (20%) of the Allocated Interests for voting who are entitled to vote on the matter to be discussed and acted upon at such special meeting.

Section 4.3 Special meetings of the Members for any purpose other than those regulated by statute may be called by the President, by a majority of the Executive Board, or by petition of Owners representing twenty percent (20%) of the voting rights in the Association.

Section 4.4 Notice of Meetings. Not less than ten (10) nor more than fifty (50) days in advance of any meeting of the Unit Owners, the President or the Secretary shall cause notice to be hand-delivered, emailed or sent postage prepaid by United States mail to the mailing address of the Owner of each Unit or to any other mailing address appearing in the records of the Association as designated in writing by the Unit Owner. The notice shall state the time and place of the meeting and the items on the agenda, including the general nature of any proposed amendment to the Declaration or these Bylaws, any budget changes, and any proposal to remove an officer or member of the Executive Board.

4.3.1 Physical Posting of Notice. The notice of any meeting may be physically posted in a conspicuous place on each Unit, to the extent such posting is feasible and practicable. The posting shall be in addition to any other notice as provided herein.

4.3.2 Electronic Posting or Electronic Mail Notices. In addition to printed form, if electronic means are available and practicable, all notices and agendas required by this article shall also be given in electronic form, by posting on a web site or otherwise. If such electronic means are available, the Association shall provide notice of all regular and special meetings of Unit owners by electronic mail to all Unit owners who so request and who furnish the Association with their electronic mail addresses.

4.3.3 Members entitled to Notice. The Executive Board may set a record date for determination of Members entitled to notice of and to vote at a meeting. If no such record date is set by the Executive Board, the date of mailing of the written notice of meeting shall for all purposes be deemed the record date for such meeting.

Section 4.5 Adjourned Meetings. If, at the time and place of meeting, a quorum is lacking, the chairman of the meeting, or the Members holding a majority of the votes present in person or by proxy, may adjourn the meeting from time to time until a quorum exists. At any

adjourned meeting at which a quorum exists, any business may be transacted which might have been transacted at the original meeting.

Section 4.6 Waiver of Notice. Any Member may at any time waive any notice required to be given under these Bylaws, by statute or otherwise. The presence of a Member in person at any meeting of the members shall constitute a waiver, unless such presence is for the express purpose of objecting to the meeting for the reason that it was not lawfully called.

Section 4.7 Place of Meetings. The place for annual and special meetings shall be the principal office of the Association unless otherwise designated by a resolution of the Executive Board.

Section 4.8 Secret Ballots for Election of Directors and Other Matters. Votes for positions on the Executive Board shall be taken by secret ballot for contested elections. A vote on any other matter affecting the common interest community on which all Unit owners are entitled to vote shall be by secret ballot at the Board's discretion or if requested by at least 2 Owners present at the meeting or represented by proxy, if a quorum has been achieved. The secret ballots shall be counted by a neutral third party or committee of volunteer Owners. The volunteer Owners shall be selected or appointed at an open meeting, in a fair manner, by the chair of the Board or another person presiding during that portion of the meeting. The volunteer Owners shall not be Board members and, in case of contested elections, candidates. The results of the vote shall be reported without reference to names, addresses, or other identifying information of the Owners participating in such vote.

Section 4.9 Action of Members Without a Meeting. Any action required to be taken or which may be taken at a meeting of the Members may be taken without a meeting if authorized by a resolution of the Board of Directors. In the event that the Board submits a matter to vote without a meeting, the Secretary shall cause notice to be delivered as provided for notice of meetings with an explanation of the matter to be voted upon, a form of resolution approved by the Board, and a ballot to each Owner at the address shown upon the records of the Association. The explanation shall state a date, not less than ten (10) nor more than fifty (50) days from the date of mailing, by which the ballot must be returned to the Secretary and shall state the address to which the ballots shall be returned. Within five (5) days of the return date specified in the notice, the Secretary, in the presence of at least two (2) members of the Board of Directors, shall open and count the ballots and shall certify the results of the vote in a notice to the Board and the members of the Association.

Section 4.10 Rules of Meetings. The Executive Board may prescribe reasonable rules for the conduct of all meetings of the Executive Board and Members and in the absence of such rules, Robert's Rules of Order shall be used.

Section 4.11 Right to Attend. All meetings of the Association and Board of Directors are open to every Unit Owner of the Association, or to any person designated by a Unit Owner in writing as the Unit Owner's representative. At an appropriate time determined by the Board, but

before the Board votes on an issue under discussion, Unit Owners or their designated representatives shall be permitted to speak regarding the issue. The Board may place reasonable time restrictions on persons speaking during the meeting. If more than one person desires to address an issue and there are opposing views on that issue, the Board shall provide for a reasonable number of persons to speak on each side of the issue. An executive or closed door session may be held in the manner and on matters as provided by the Act.

ARTICLE 5 BOARD OF DIRECTORS AND OFFICERS

Section 5.1 Association Responsibilities. The Owners will constitute the Association, who will have the responsibility of governing the Property through a Board of Directors. In the event of any dispute or disagreement between any Owners relating to the Property, or any questions of interpretation or application of the provisions of the Declaration or Bylaws, such dispute or disagreement shall be submitted to the Executive Board. The determination of such dispute or disagreement by the Executive Board shall be binding on all such Owners, subject to the right of Owners to seek other remedies provided by law after such determination by the Executive Board.

Section 5.2 Board of Directors. The affairs of this Association shall be managed by an Executive Board of five (5) Directors who shall be Members of the Association, a tenant of a Unit in the Project, a representative of Declarant or any Association manager. The number of the Executive Board shall be established from time to time by amendment to these Bylaws; provided that the number of Directors shall be consistent with the Declaration and provided further that the Executive Board may not remove a Director appointed by a class of members by reducing the size of the Board. Except during the period of Declarant control described in the Declaration and in the Act, the Owners shall be entitled to nominate and elect all members of the Executive Board in accordance with the classes of membership and voting rights of each class set forth in the Declaration.

Section 5.3 Terms of Office of Initial Board. The terms of office of the Executive Board initially appointed by Declarant shall be set by Declarant.

Section 5.4 Terms of Office of Subsequent Boards. Subject to the requirements of the Act, every Director appointed or elected to replace the members of the Executive Board appointed by Declarant during the Declarant Control Period shall serve a term of from one to three years, so that the term of at least one (1), but no more than two (2) Directors shall expire each year. Elections of Directors shall be conducted as provided below. The Directors shall hold office until their successors have been elected and qualified.

Section 5.5 Removal of Directors; Vacancies. Directors may be removed and vacancies on the Executive Board may be filled as follows:

5.5.1 By the Members. Except for Directors appointed by the Declarant, any Director may be removed, with or without cause, at any regular or special meeting of the Members by a vote of the class of Members entitled to vote on that Director and who hold at least sixty seven percent (67%) of the Allocated Interests for voting in such class. A Director whose removal is proposed by the Members shall be given notice of the proposed removal at least ten (10) days prior to the date of such meeting and shall be given an opportunity to be heard at such meeting. A successor to any Director removed may be elected to fill the vacancy created by removal of the Director by a vote of the class of Members entitled to vote on that Director and who hold a majority of the Allocated Interests for voting in such class.

5.5.2 By the Executive Board. Any Director who has four (4) consecutive unexcused absences from Executive Board meetings or who is delinquent in the payment of any Assessment for more than one hundred twenty (120) days may be removed by a majority vote of Directors present at a regular or special meeting at which a quorum is present, and a successor may be appointed by the Executive Board. In the event of the death, disability, resignation or removal by the Executive Board, of a Director, the Executive Board may declare a vacancy, and the Executive Board may appoint a successor. Any successor appointed by the Executive Board shall serve for the remainder of the term of the Director replaced.

Section 5.6 Powers and Duties. The Executive Board shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of the Community. The Executive Board may do all such acts and things as are not prohibited by law, the Articles, these Bylaws, the Declaration, the Plat, the Map, the Community Documents or that are directed to be exercised and done by the Owners.

Section 5.7 Other Powers and Duties. The Executive Board shall be empowered and shall have the duties as follows:

5.7.1 to administer and enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations and all other provisions set forth in the Declaration and in the Articles and these Bylaws;

5.7.2 to establish, make and enforce compliance with such reasonable rules and regulations as may be necessary for the operation, use and occupancy of the Units and the Common Elements with the right to amend the same from time to time. A copy of such rules and regulations shall be delivered or mailed to each Owner promptly upon the adoption thereof;

5.7.3 to keep in good order, condition and repair the Common Elements and all items of personal property owned by the Association, if any, and used in the enjoyment of the Property;

5.7.4 to obtain and maintain to the extent obtainable all policies of insurance required by the Declaration;

5.7.5 subject to the budgeting procedures contained in the Declaration, to periodically fix, determine, levy and collect the Assessments to be paid by each of the Owners towards the Common Expenses of the Association and to adjust, decrease or increase the amount of the Assessments, refund any excess Assessments to the Owners, credit any excess of Assessments over expenses and cash reserves to the Owners against the next succeeding assessment period, or place any excess Assessments into designated replacement reserves. Subject to restrictions set forth in applicable law or the Declaration, to levy and collect Special Assessments in accordance with the provisions of the Declaration, whenever in the opinion of the Executive Board it is necessary to do so in order to meet increased operating or maintenance expenses or costs, or additional capital expenses, or because of emergencies. All Special Assessments shall be in statement form and shall set forth in detail the various expenses for which the Assessments are being made;

5.7.6 to impose fines, penalties and collect delinquent Assessments by suit or otherwise, to collect costs and reasonable attorney's fees, and to enjoin or seek damages from an Owner as is provided in the Declaration and/or the Rules and Regulations of the Association;

5.7.7 to protect and defend the Property from loss and damage by suit or otherwise;

5.7.8 subject to legal restrictions, to borrow funds and to give security therefor in order to pay for any expenditure or outlay required pursuant to the authority granted by the provisions of the Declaration or these Bylaws and to execute all such instruments evidencing such indebtedness as the Executive Board may deem necessary or desirable;

5.7.9 to enter into contracts within the scope of their duties and powers, provided however, that any agreement for professional management of the Property, or any other contract providing for services of the Declarant may not exceed three (3) years;

5.7.10 to establish bank accounts which are interest-bearing or non-interest bearing, as may be deemed advisable by the Executive Board;

5.7.11 to keep and maintain detailed, full and accurate books and records showing in chronological order all of the receipts, expenses or disbursements pursuant to appropriate specificity and itemization and to permit inspection thereof as is provided in the Declaration and these Bylaws and, if and only if the Association has annual revenues or expenditures of at least two-hundred fifty thousand dollars, upon the vote of a majority of Members, to cause a complete audit to be made of the books and records by a competent certified public accountant;

5.7.12 to designate and remove the personnel necessary for the operation, maintenance, repair and replacement of the Common Elements;

5.7.13 to suspend the voting rights of an Owner for failure to comply with these Bylaws or the rules and regulations of the Association or with any other obligations of the Owners pursuant to the Declaration;

5.7.14 to buy or otherwise acquire, sell or otherwise dispose of, mortgage or otherwise encumber, exchange, lease, hold, use, operate and otherwise deal with and in, real, personal and mixed property of all kinds, and any right or interest therein, for any purpose of the Association, subject to the Declaration; and

5.7.15 in general, to carry on the administration of the Association and to do all of those things necessary and/or desirable in order to carry out the governing and operating of the Property and to perform all other acts permitted under the Declaration, the Plat, the Map, the Community Documents and applicable law.

Section 5.8 Manager. The Executive Board may employ for the Association a Manager (at a compensation established by the Executive Board) to perform such duties and services as it shall authorize. The Executive Board may delegate any of the powers and duties granted to it or an officer of the corporation but, notwithstanding such delegation, shall not be relieved of its responsibility under the Declaration, the Articles or these Bylaws. The Manager may be the Declarant or an affiliate of the Declarant.

Section 5.9 Regular Meetings. Regular meetings of the Executive Board may be held at such time and place as shall be determined, from time to time, by a majority of the Directors, but at least one (1) meeting shall be held each year. Notice of regular meetings of the Executive Board shall be given to each Director and Owner personally, by mail, or by electronic mail, not less than ten (10) nor more than fifty (50) days prior to the day named for such meeting and notice of such meeting shall be physically posted in a conspicuous place. Agendas for regular meetings of the Executive Board shall be made reasonably available for examination by all Owners or their designated representatives.

Section 5.10 Special Meetings. Special meetings of the Executive Board may be called by the President, on his or her own initiative, on three (3) days' notice to each Director and Unit Owner, given personally, by mail, or by electronic mail, which notice shall set forth the time, place and purpose of the meeting. Special meetings of the Executive Board shall be called by the President or Secretary in like manner and on like notice on receipt of a written request to call such a special meeting from at least two (2) Directors.

Section 5.11 Restricted Meetings. Members of the Executive Board or any committee thereof may hold an executive or closed-door session and may restrict attendance during a regular or specially announced meeting or a part thereof. Matters for discussion by an executive or closed session are limited to those matters set forth in CRS § 38-33.3-308.

Section 5.12 Waiver of Notice. Before or at any meeting of the Executive Board, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Executive Board shall be a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Executive Board, no notice shall be required and any business may be transacted at such meeting.

Section 5.13 Executive Board's Quorum. At all meetings of the Executive Board, a quorum is deemed present throughout any meeting of the Executive Board if persons entitled to cast fifty percent (50%) of the votes on the action(s) to be taken are present. Actions taken by the majority of the Directors entitled to vote on that action and present at the meeting at which a quorum is present, shall be the acts of the Executive Board. Notwithstanding the foregoing, any action taken by the Board after termination of the Declarant Control Period, that solely or disproportionately affects the Commercial Units, must be approved by at least one Director elected by the Commercial Owners. If at any meeting of the Executive Board there be less than a quorum present, the majority of those present may adjourn the meeting from time to time for periods of no longer than one (1) week until a quorum is obtained or until a conclusion can be reached. At any such adjourned meeting, any business that might have been transacted at the meeting as originally called may be transacted without further notice.

Section 5.14 Compensation. The members of the Executive Board shall serve without salary or compensation. The Executive Board may employ professional consultants for the Association at a compensation established by the Executive Board. Insurance must be maintained by the Association to protect against dishonest acts on the part of its Directors, officers, trustees, employees, managers and on the part of all others who handle or are responsible for handling the funds belonging to or administered by the Association in an amount not less than what would constitute two quarters' current assessments plus reserves as calculated from the current budget of the Association.

Section 5.15 Informal Action by Directors. Any action required or permitted to be taken at a meeting of the Directors may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Directors entitled to vote with respect to the subject matter thereof. Such consent shall have the same force and effect as the unanimous vote of the Directors.

Section 5.16 Teleconference Meetings. Any regular or special meeting of the Executive Board may be conducted by teleconference, followed by minutes of such meeting, which shall be distributed to each Director, with the proviso that any regular or special meeting of the Executive Board shall be open to attendance by all members of the association or their representative and prior to a vote on any issue under discussion, unit owners or their designated representative shall be permitted to speak regarding that issue.

Section 5.17 Executive Board Committees. The Executive Board may by resolution provide for such standing or special committees as it deems desirable and discontinue the same at its pleasure. Each such committee shall have such powers and perform such duties, not inconsistent with law, as may be delegated to it by the Executive Board. Vacancies in such committees shall be filled by the Executive Board or as the Executive Board may provide.

Section 5.18 Conflicts of Interest.

DEFINITIONS.

5.18.1 “Conflicting interest transaction” means a contract, transaction, or other financial relationship between the Association and a Director, or between the Association and a party related to a Director, or between the Association and an entity in which a Director of the Association is a director or officer or has a financial interest.

5.18.2 “Director” means a member of the Association’s Executive Board.

5.18.3 “Party related to a Director” means a spouse, a descendant, an ancestor, a sibling, the spouse or descendant of a sibling, an estate or trust in which the Director or a party related to a Director has a beneficial interest, or an entity in which a party related to a Director is a director or officer or has a financial interest.

POLICIES.

5.18.4 Loans. No loans shall be made by the Association to its Directors or officers. Any Director or officer who assents to or participates in the making of any such loan shall be liable to the Association for the amount of the loan until it is repaid.

5.18.5 Any conflicting interest transaction on the part of any Director or party related to a Director shall be verbally disclosed to the other Directors in open session at the first open meeting of the Board of Directors at which the interested Director is present prior to any discussion or vote on the matter.

5.18.6 No conflicting interest transaction shall be void, voidable, or be enjoined by an Owner or on behalf of the Association if:

- (i) The facts about the conflicting interest transaction are disclosed to the Board, and a majority of the disinterested Directors, even if less than a quorum, in good faith approves the conflicting interest transaction;
- (ii) The facts about the conflicting interest transaction are disclosed to the Owners entitled to vote on the matter and the conflicting interest transaction is authorized in good faith by a vote of the Owners entitled to vote on the matter; or
- (iii) The conflicting interest transaction is fair to the Association.

5.18.7 Interested Directors may be counted in determining the presence of a quorum at a meeting of the Executive Board or of a committee that authorizes, approves or ratifies the conflicting interest transaction.

Section 5.19 Officers. The officers of the Association (who shall be elected from among the members of the Executive Board) shall be a President, a Secretary, and a Treasurer. The officers shall be elected by an affirmative vote of a majority of the members of the Executive Board. The Executive Board may elect such other officers, assistant officers, committees and agents, including Assistant Secretaries and Assistant Treasurers, as they may

consider necessary or advisable, who shall be chosen in such manner and hold their offices for such terms and have such authority and duties as from time to time may be determined by the Executive Board. One person may simultaneously hold more than one office. In all cases where the duties of any officer, agent or employee are not prescribed by the Bylaws or by the Executive Board, such officer, agent or employee shall follow the orders and instructions of the President.

Section 5.20 Resignation and Removal of Officers. An officer may resign at any time by giving written notice of resignation to the Association. The Board may remove any officer at any time, either with or without cause, upon an affirmative vote of a majority of the members of the Executive Board, and his successor elected at any regular meeting of the Executive Board or at any special meeting of the Executive Board called for such purpose.

Section 5.21 Vacancies. A vacancy in any office, however occurring, may be filled by an affirmative vote of a majority of the members of the Executive Board for the unexpired portion of the term.

Section 5.22 President. The President shall be the chief executive officer of the Association. The President shall preside at all meetings of the Association and of the Executive Board. The President shall have the general and active control of the affairs and business of the Association and general supervision of its officers, agents and employees. The President has the authority to prepare, execute, certify and record documents reflecting amendment to the Declaration which is properly amended pursuant to the provisions of the Declaration.

Section 5.23 Vice Presidents. The Vice Presidents, if any, shall assist the President and shall perform such duties as may be assigned to them by the President or by the Executive Board. In the absence of the President, the Vice President elected by the Executive Board shall have the powers and perform the duties of the President.

Section 5.24 Secretary. The Secretary shall keep the minutes of the proceedings of the Members and the Executive Board. The Secretary shall see that all notices are duly given in accordance with the provisions of these Bylaws, the Declaration and as required by law. The Secretary shall be custodian of the corporate records. The Secretary shall keep at its registered office or principal place of business within or outside Colorado a record containing the names and registered addresses of all Members, the designation of the Unit owned by each Member, and, if such Unit is mortgaged, the name and address of each Mortgagee. The Secretary shall, in general, perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned by the President or by the Executive Board. Assistant Secretaries, if any, shall have the same duties and powers, subject to supervision by the Secretary.

Section 5.25 Treasurer. The Treasurer shall be the principal financial officer of the Association and shall have the care and custody of all funds, securities, evidences of indebtedness and other personal property of the Association and shall deposit the same in accordance with the instructions of the Executive Board. The Treasurer shall receive and give receipts and acquittances for monies paid in on account of the Association, and shall pay out of

the funds on hand, all bills, payrolls and other just debts of the Association of whatever nature upon maturity. The Treasurer shall perform all other duties incident to the office of the Treasurer and, upon request of the Executive Board, shall make such reports to it as may be required at any time. The Treasurer shall, if required by the Executive Board, give the Association a bond in such sums and with such sureties as shall be satisfactory to the Executive Board, conditioned upon the faithful performance of his duties and for the restoration to the Association of all books, papers, vouchers, money and other property of whatever kind in his possession or under his control belonging to the Association. The Treasurer shall have such other powers and perform such other duties as may be from time to time prescribed by the Executive Board or the President. The Assistant Treasurers, if any, shall have the same powers and duties, subject to the supervision of the Treasurer.

ARTICLE 6 INDEMNIFICATION

Section 6.1 Indemnification. The Association shall indemnify every Board Member, Officer or the Manager, their respective successors, personal representatives and heirs, against all loss, costs and expenses, including attorneys' 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 Board Member, Officer or the Manager, except as to matters as to which he shall be finally adjudged in such action, suit or proceeding to be liable of gross negligence or 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 misconduct in the performance of his duty as such Board Member, Officer or the Manager in relation to the matter involved. The foregoing rights shall not be exclusive of other rights to which such Board Member, Officer or Manager may be entitled. All liability, loss, damage, cost and expense incurred or suffered by the Association by reason of 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 Article 6 contained hereto shall be deemed to obligate the Association to indemnify any member or owners of a Unit who is or has been a Board Member, Officer or Manager of the Association with respect to any duties or obligations assumed or liabilities incurred by him under and by virtue of the Declaration.

Section 6.2 Other. Contracts or other commitments made by the Executive Board, an Officer or the Manager shall be made as an agent for the Association, and they shall have no personal responsibility on any such contract or commitment.

ARTICLE 7 AMENDMENT OF BYLAWS

Section 7.1 Amendment by the Members. These Bylaws may be amended by the affirmative vote of at least a majority of the votes in the Association present or represented by

proxy at any regular or special meeting, provided that a quorum is present at any such meeting. However, notwithstanding the foregoing, no provisions of these Bylaws may be amended by a number of Owners which is less than the number of Owners that is required within that particular provision to take certain action. Amendments may be proposed by the Executive Board or by petition signed by the holders of at least a majority of the votes. A statement of any proposed amendment shall accompany the notice of any regular or special meeting at which such proposed amendment will be voted upon.

Section 7.2 Amendment by the Executive Board. These Bylaws may be amended by the unanimous vote of the Executive Board. A statement of any proposed amendment shall accompany the notice of any regular or special Executive Board meeting at which such proposed amendment will be voted upon. No amendment may be adopted by the Executive Board that conflicts with an amendment adopted by the Members. A bylaw that fixes a lesser or greater quorum requirement or a greater voting requirement for Members shall not be amended by the Executive Board.

Section 7.3 Scope of Amendments. These Bylaws may not be amended in a manner inconsistent with the Articles of Incorporation of the Association, the Declaration, or any applicable provision of Colorado law. Notwithstanding the foregoing Sections of this Article 7, any proposed amendment to the Bylaws which affects any right of Declarant, including the right to appoint Directors, shall require the prior written approval of Declarant, in addition to the approval requirements otherwise set forth herein. Notwithstanding the foregoing, any proposed amendment that solely or disproportionately affects the Residential Units or the Commercial Units, must be approved by a majority vote of the Residential Owners or the Commercial Owners, respectively, in addition to the approval requirements otherwise set forth herein.

ARTICLE 8 MISCELLANEOUS

Section 8.1 Registration of Mailing Address and Voting Member. If a Unit is owned by two (2) or more Owners, such co-owners shall designate one (1) address as the registered address required by the Declaration and shall designate the "voting member." An Owner or Owners shall notify the Secretary of his or their (a) registered address within five (5) days after any transfer of title or change of address, and (b) "voting member" within five (5) days after any transfer of title or designation thereof. Such notice shall be written and signed by all of the Owners to which it relates or by such persons authorized to sign on behalf of such Owners.

Section 8.2 Notice to Association. Every Owner shall timely notify the Association of the name and address of any Mortgagee, purchaser, transferee or lessee of his Unit. The Association shall maintain such information at the office of the Association.

Section 8.3 Proof of Ownership. Except for those Owners who initially purchase a Unit from Declarant, every person becoming an Owner shall immediately furnish to the Executive Board a photocopy or a certified copy of the recorded instrument vesting in that person such

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 special meeting of Members unless this requirement is first met.

Section 8.4 Character of Association. This Association is not organized for profit. No Member, member of the Executive Board, officer or person for whom the Association may receive any property or funds shall 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 of the Executive Board, officers or Members, except upon a dissolution of the Association; provided, however, (1) that reasonable compensation may be paid to any Member, manager, Director, or officer while acting as an agent or employee of the Association for services rendered in effecting one or more of the purposes of the Association, and (2) that any Member, manager, Director, or officer 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.

Section 8.5 Fiscal Year. The fiscal year of the Association shall be determined by the Executive Board and shall be subject to change by the Executive Board as necessary.

Section 8.6 Captions. The captions and headings in these Bylaws are for convenience only and shall not be considered in construing any provision of these Bylaws.

Section 8.7 Numbers and Genders. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

CERTIFICATION

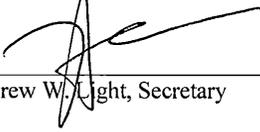
I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of River Park Lofts Association, a Colorado nonprofit corporation; and

That the foregoing Bylaws constitute the original Bylaws of that Association, as duly adopted by written action of the Executive Board and of the Members of that Association, effective as of the 3rd day of May, 2023

IN WITNESS WHEREOF, I have hereunto subscribed my name effective as of the Zw day of May, 2023

**RIVER PARK LOFTS ASSOCIATION, a
Colorado non-profit corporation**

By: 

Andrew W. Light, Secretary