

# **NOTICE**

**OF**

**SPECIAL MEETING OF THE  
LINKS AT SKYLAND  
ASSOCIATION MEMBERS  
TO VOTE ON THE ATTACHED  
AMENDMENT TO DECLARATION  
PROHIBITING ALL  
LEASING AND RENTING  
OF A TOWNHOME**

**JANUARY 16, 2018**

**2:00 PM**

**THE MEETING WELL BE HELD  
AT THE SKYLAND LODGE  
MEETING ROOM**

**AMENDMENT  
TO  
DECLARATION OF  
THE LINKS AT SKYLAND,  
A COMMON INTEREST COMMUNITY**

The Links at Skyland Association, a Colorado nonprofit corporation, hereby certifies, in accordance with Section 17.2 of the Declaration of the Links at Skyland, a Common Interest Community, bearing Reception No. 467904 in the office of the Gunnison County Clerk and Recorder ("Declaration"), that the following Amendment has been approved by Owners of Townhomes holding not less than sixty-seven percent (67%) of the votes possible to be cast under the Declaration at a meeting of the Owners called for that purpose,;

Section 3.5 of the Declaration is hereby revised to read as follows:

**3.5 Description of Townhomes; Use.**

**3.5.1 Each Townhome, the appurtenant interest in the Common Elements and the appurtenant use of the Limited Common Elements, shall comprise one Townhome, shall be inseparable and may be transferred, devised, or encumbered only as a Townhome.**

**3.5.2 Any instrument affecting a Townhome may describe it by its Townhome number, The Links at Skyland, according to the Map thereof bearing Reception No. 467903, and the Declaration pertaining thereto recorded in Book 783 at page 729 of the records of Gunnison County, Colorado.**

**3.5.3 Each Owner shall be entitled to exclusive ownership and possession of his Townhome. Each Townhome shall be used and occupied solely for residential purposes.**

**3.5.4 Notwithstanding the foregoing, all leasing or renting of a Townhome, regardless of the duration of the lease or rental agreement term, is hereby prohibited, except pursuant to documented and verifiable binding leases or rental agreements entered into prior to the recording of this Amendment in the office of the Gunnison County Clerk and Recorder.**

Dated the \_\_\_\_ day of \_\_\_\_\_, 2017.

**The Links at Skyland Association,  
a Colorado nonprofit corporation**

By: \_\_\_\_\_, President

**Secretary's Certification**

The undersigned \_\_\_\_\_, Secretary of The Links at Skyland Association, a Colorado nonprofit corporation, hereby certifies that the foregoing Amendment was approved by a sufficient number of Owners at a meeting held for that purpose on the \_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_, Secretary

**PROXY FOR SPECIAL MEETING**  
**AMENDMENT TO DECLARATION**

The undersigned, as the owner of Unit \_\_\_\_\_, The Links at Skyland, hereby appoints:

( ) \_\_\_\_\_ or

( ) Anne Gray, President

as proxy for the undersigned with full authority to exercise all voting rights of the undersigned as directed below at the special meeting of the membership of The Links at Skyland Association, a Colorado nonprofit corporation, to be held January 16, 2018.

Please cast my vote regarding the AMENDMENT TO DECLARATION as indicated below:

FOR: \_\_\_\_\_ OPPOSED: \_\_\_\_\_

Executed the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_

PROXY MUST BE RECEIVED BY 10:00 AM ON JANUARY 16, 2018 (U.S. Mail, fax or email)

Mail to: (Please mail by January 8, 2018)  
PR Property Management  
350 Country Club Drive  
Suite 110 A  
Crested Butte, CO 81224

Fax to:  
970.349.0109

Email to:  
pr-prop@crestedbutte.net

### **38-33.3-308. Meetings.**

(1) Meetings of the unit owners, as the members of the association, shall be held at least once each year. Special meetings of the unit owners may be called by the president, by a majority of the executive board, or by unit owners having twenty percent, or any lower percentage specified in the bylaws, of the votes in the association. Not less than ten nor more than fifty days in advance of any meeting of the unit owners, the secretary or other officer specified in the bylaws shall cause notice to be hand delivered or sent prepaid by United States mail to the mailing address of each unit or to any other mailing address designated in writing by the unit owner. The notice of any meeting of the unit owners shall be physically posted in a conspicuous place, to the extent that such posting is feasible and practicable, in addition to any electronic posting or electronic mail notices that may be given pursuant to paragraph (b) of subsection (2) of this section. 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 bylaws, any budget changes, and any proposal to remove an officer or member of the executive board.

(2) (a) All regular and special meetings of the association's executive board, or any committee thereof, shall be open to attendance by all members of the association or their representatives. Agendas for meetings of the executive board shall be made reasonably available for examination by all members of the association or their representatives.

(b) (I) The association is encouraged to provide all notices and agendas required by this article in electronic form, by posting on a web site or otherwise, in addition to printed form. 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. Electronic notice of a special meeting shall be given as soon as possible but at least twenty-four hours before the meeting.