

**FIRST AMENDMENT  
TO  
BYLAWS  
OF  
PRESTON CENTER OWNERS ASSOCIATION**

This First Amendment ("First Amendment") to the Bylaws dated August 11, 1998 (the "Bylaws") of Preston Center Owners Association, a Colorado nonprofit corporation (the "Corporation"), is made as of the 10<sup>th</sup> day of November, 2020, in accordance with Article IX of the Bylaws.

Based upon the affirmative vote of the Owner's Membership Interest entitled to cast seventy-five percent (75%) or more of all votes of the members of the Corporation, the following amendments are hereby made to the Bylaws:

1. **Amendment No. 1 - Section 4.4:** The first sentence of Section 4.4 entitled "Quorum" is hereby amended and restated in its entirety as follows:

Except as otherwise provided in these Bylaws or as provided by law, at any meeting of the Members, the presence in person or by proxy of Owners entitled to cast thirty percent (30%) of all votes entitled to be cast on the matter to be voted upon shall constitute a quorum.

2. **Amendment No. 2 - New Section 4.8:** The following new Section 4.8 entitled "Action by Written Ballot" is adopted and added to the Bylaws:

4.8 Action by Written Ballot. Notwithstanding any provision of these Bylaws to the contrary, any action that may be taken at any annual, regular or special meeting of the Members may be taken without a meeting if approved by written ballot by the Members entitled to vote on the matter in accordance with the provisions of the Colorado Revised Nonprofit Corporation Act.

3. **Amendment No. 3 - Article IX:** The first sentence of Article IX entitled "Amendment to Bylaws" is amended and restated in its entirety as follows:

These Bylaws may be amended only by the affirmative vote of the Owner's Membership Interests entitled to cast sixty-seven percent (67%) of all votes of the Association.

4. **Amendment No. 4 - Section 10.3:** The second and third sentences of Section 10.3 entitled "Notices" are amended and restated in their entirety as follows:

Notwithstanding any provision herein to the contrary, all notices to any Member shall be sent by first-class mail, telephone, telecopier, e-mail or other electronic form of communication to the Member's address as it appears on the records of the Association. All notices shall be deemed to have been given when mailed or sent electronically, except notices of changes of address, which shall be deemed to have been given when received.

Except as amended above, each and every provision of the Bylaws shall remain in full force and effect without change or modification and any inconsistent provision of the Bylaws shall be read to be consistent with this First Amendment to the Bylaws and its purposes.

[Certification of approvals follows]

CERTIFICATION

The undersigned, being the duly authorized President and Secretary of Preston Center Owners Association, a Colorado nonprofit corporation ("Association"), hereby certify as follows:

1. That, as of the date of this Certificate, BYRON N. PATRICK is the duly elected and qualified President of the Association and Steve Hamilton is the duly elected and qualified Secretary of the Association.
  
2. That the approving votes cast by the Owners representing not less than seventy-five percent (75%) of the Owner's Membership Interests within the Association have been obtained and are on file in the records of the Association, and the First Amendment to which this Certification is attached has been duly approved and shall be in full force and effect from and after the date hereof.

Dated this 10<sup>th</sup> day of November, 2020.

Preston Center Owners Association

By: [Signature], President

By: [Signature], Secretary

State of Colorado  
County of Lincoln

This record was acknowledged before me on December 1st, 2020  
by Steve Hamilton (name(s) of individual(s)).

Kaley Humphrey  
(Notary's official signature)

May 22, 2024  
(Commission Expiration)

KALEY MARIE HAYDEN HUMPHREY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20204018115  
MY COMMISSION EXPIRES MAY 22, 2024

State of Colorado

County of Larimer

This record was acknowledged before me on December 3rd, 20 20  
by Byron Bateman (name(s) of individual(s)).

Lacey Fleming  
(Notary's official signature)

12/13/2023  
(Commission Expiration)

LACEY FLEMING  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2011407782  
MY COMMISSION EXPIRES DECEMBER 13, 2023