THIRD AMENDMENT TO CONDOMINIUM DECLARATION



FOR

LAS ROSAS, A CONDOMINIUM

This Third Amendment to the Condominium Declaration for Las Rosas, a Condominium ("Third Amendment"), amends that certain Condominium Declaration for Las Rosas, a Condominium, dated December 29, 2004, and recorded as Instrument #1361436 of the official records of Santa Fe County, New Mexico, on January 4, 2005, as amended by that certain First Amendment to Condominium Declaration for Las Rosas, a Condominium dated April 11, 2016 and recorded as Instrument #1790916 of the official records of Santa Fe County, New Mexico on April 11, 2016, as amended by that certain Second Amendment to Condominium Declaration for Las Rosas, a Condominium dated April 7, 2017 and recorded as Instrument #1822754 of the official records of Santa Fe County, New Mexico on April 11, 2017 (collectively, the "Declaration").

Pursuant to the power to amend reserved to the Members of the Las Rosas Condominium Association, a New Mexico nonprofit corporation (the "Association"), under Article 5 of the Declaration, the Members, as approved by written consent of Owners of Units to which at least seventy-five (75%) of the votes in the Association are allocated, do hereby amend the Declaration as set forth below.

Capitalized terms that are not defined herein shall have the same definition assigned to them in the Declaration. To the extent any provisions of the Declaration may be inconsistent with those of this Third Amendment, the terms and provisions of this Third Amendment shall control. As amended by this Third Amendment, the Declaration, and any and all amendments thereto recorded in the Santa Fe County, New Mexico records, remain in full force and effect.

1. Amendment to Declaration to Article 2, Section 2.4.

Section 2.4 entitled "Maintenance Responsibilities," is hereby revoked and the following inserted in its place:

Each Unit Owner shall be responsible for the repair and replacement of the Limited Common Elements appurtenant to the Unit, the glass in the windows and doors of the Unit, and the exterior stucco and roof of the Unit. All replacement glass, windows and stucco shall be subject to the prior approval of the Association. Should the Board of Directors determine that any Unit Owner has neglected properly to maintain any of the foregoing, the Board may provide such maintenance and assess the Unit Owner therefor under Section 2.5.

Amendment to Declaration to Article 5, Section 5.3.

Section 5.3 entitled "Amendment by Unit Owners" is hereby revoked and the following inserted in its place.

STATE OF NEW MEXICO) ss PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 4TH Day Of September, 2018 at 02:14:25 PP And Was Duly Recorded as Instrument # 1855704

If he Records Of Santa Fe County

Witness By Hand And Seal of Office Geputy WAGALLA INJUAN County Clerk, Santa Fe, NR

Except as otherwise provided or reserved herein or in the Act, this Declaration may be amended by a vote of agreement of Owners to which at least sixty-six percent (66%) of the votes in the Association are allocated.

3. Amendment to Declaration to Article 6, Section 6.5.

The following new paragraph is hereby added to Section 6.5:

Any Unit Owner selling his or her Unit shall be responsible for any and all fees and costs incurred by the Association in preparing, reviewing or issuing financial or other reports required by the selling Unit Owner or any prospective buyer or lender, including, but not limited to, attorneys' and accountants' fees, and shall promptly reimburse the Association for such fees and costs.

As provided by Article Five, Section 5.1 and 5.2 of the Declaration, these proposed amendments were submitted to the Eligible Mortgagees holding Security Interests encumbering Units. As of the date hereof, which is at least thirty (30) days after receipt of the written amendments by the Eligible Mortgagees, fifty-one percent of Eligible Mortgagees have either given their written consent to the Amendments or have failed to object or consent to the amendments and are thereby deemed to have approved the amendments.

For information purposes, the foregoing amendment will not have any effect on the onethird ownership interest in the Common Elements or the one-third liability for Common Expenses set forth in the Condominium Declaration Section 2.2.

The undersigned President of the Association hereby certifies that this amendment was approved by Owners of Units to which at least seventy five (75%) of the votes in the Association are allocated.

Robert E. Deacon, rtesiu

ACKNOWLEDGMENT

STATE OF NEW MEXICO) ss COUNTY OF SANTA FE)

This instrument was duly acknowledged before me this 3/8 day of August, 2018 by Robert E. Deacon, as President of Las Rosas Condominium Association, Inc.

OFFICIAL SEALOTARY

NOTARY PUBLIC STATE OF NEW MEXICO

My commission expli

Third Amendment to Condominium

Declaration for Las Rosas, a Condominium - 2