

**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.

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2. 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.

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

I Hereby Certify That This Instrument Was Filed for
Record On The 4TH Day Of September, 2018 at 02:14:25 PM
And Was Duly Recorded as Instrument # 1865704
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy *Geraldine Salazar* County Clerk, Santa Fe, NM

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