

FOURTH AMENDMENT TO CONDOMINIUM DECLARATION
FOR
LAS ROSAS, A CONDOMINIUM

This Fourth Amendment to the Condominium Declaration for Las Rosas, a Condominium ("Fourth 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, as amended by that certain Third Amendment to Condominium Declaration for Las Rosas, a Condominium dated August 31, 2018 and recorded as Instrument #1866704 of the official records of Santa Fe County, New Mexico on September 4, 2018 (collectively, the "Declaration").

Pursuant to the power to amend reserved to the Members of Las Rosas Condominium Association, a New Mexico nonprofit corporation (the "Association"), under Article 5 of the Declaration, and in accordance with the voting requirements set forth in the New Mexico Condominium Act, § 47-7B-17 NMSA 1978, for amendments that change the uses to which any unit is restricted, the Members, as approved by consent of Owners of Units to which one hundred percent (100%) of the votes in the Association are allocated, do hereby amend the Declaration as set forth below.

The last paragraph of Section 3.3 which begins with the words "No Owner shall enter into a lease of his or her Unit for an initial term shorter than thirty days" is hereby revoked and is replaced by the following:

No Owner shall enter into a lease of his or her Unit for an initial term shorter than one year, nor without first executing a written lease with the lessee. Such lease shall require the lessee to comply with the terms and provisions of the Condominium Documents and further, provide that the failure of the lessee to comply with these Condominium Documents constitutes a default under the terms of the lease. Each Unit Owner shall, promptly following the execution of any such lease, forward a conformed copy thereof to the Directors. The foregoing provisions of this subsection shall not apply to the Declarant, or to an Eligible Mortgagee in possession of a Unit as a result of foreclosure or any proceeding in lieu of foreclosure, during the period of such Eligible Mortgagee's possession.

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

IN WITNESS WHEREOF, the Declaration is hereby amended as set forth herein effective the 9th day of March, 2022.

The undersigned President of the association hereby certifies that this amendment was approved by unanimous consent of the Unit Owners to which one hundred percent (100%) of the votes in the Association are allocated at a meeting properly called on March 8, 2022 for the purpose of considering the foregoing amendment.

Las Rosas Condominium Association

By Paula Steinert
Paula Steinert, President

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