

**FOURTH AMENDMENT
TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
THE RIVERWALK VILLAGE MARKET BUILDING CONDOMINIUM
ASSOCIATION**

THIS FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RIVERWALK VILLAGE MARKET BUILDING CONDOMINIUM ASSOCIATION (the "**Fourth Amendment**") is made this 7th day of May, 2020, by the Members of The Riverwalk Village Market Building Condominium Association, Inc., a Colorado nonprofit corporation.

RECITALS

WHEREAS, Eagle II Developers, Inc., a Colorado corporation ("**Declarant**") recorded the Declaration of Covenants, Conditions and Restrictions for The Riverwalk Village Market Building Condominium Association (the "**Original Declaration**") on February 21, 1995 in Book 661 at Page 906 in the office of the Clerk and Recorder of Eagle County, Colorado.

WHEREAS, the Original Declaration was amended by that certain Amendment (the "**First Amendment**"), which was recorded on March 9, 1995 in Book 662 at Page 911; by that certain Second Amendment (the "**Second Amendment**"), which was recorded on February 19, 1997 in Book 718 at Page 870; and by that certain Third Amendment (the "**Third Amendment**"), which was recorded on November 25, 1996 in Book 712 at Page 304 in the office of the Clerk and Recorder of Eagle County, Colorado. The Original Declaration as amended shall be collectively referred to herein as the "Declaration."

WHEREAS, the Members of The Riverwalk Village Market Building Condominium Association, Inc., a Colorado nonprofit corporation (the "**Association**") desire to further amend the Declaration to grant the Association the power to assign its right to future income, including the right to receive common expense assessments. All capitalized terms not defined in this Fourth Amendment shall have the same meaning as set forth in the Declaration.

WHEREAS, in accordance with Article 15 of the Declaration and Section 38-33.3-217 of the Colorado Common Ownership Interest Act (the "**Act**"), the Declaration may be amended by the affirmative vote or agreement of Owners holding at least sixty-seven percent (67%) of the votes in the Association.

WHEREAS, this Fourth Amendment was considered and approved by the affirmative vote or agreement, or any combination thereof, of Owners holding at least sixty-seven percent (67%) of the votes in the Association.

WHEREAS, the undersigned, being the President and Secretary of the Association, hereby certify that this Fourth Amendment was properly approved by the affirmative vote or agreement of Owners holding at least sixty-seven percent (67%) of the votes in the Association.

Eagle County, CO
Regina O'Brien
Pgs: 4
REC: \$28.00
DOC: \$0.00

202008006
06/01/2020
11:06:00 AM

AMENDMENT TO THE DECLARATION

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Section 6.7 of the Declaration is hereby added to and made a part of the Declaration:

6.7. Right to Assign Future Income. The Association may assign its right to future income, including the right to receive common expense assessments.

2. Except as modified herein, the Declaration, as amended, shall remain in full force and effect. This Fourth Amendment shall be effective upon its filing for recording in the Eagle County Clerk and Recorder's Office, Eagle County, Colorado, and shall be binding upon and inure to the benefit of all Owners subject to the Declaration.

IN WITNESS WHEREOF, the Association has caused this Fourth Amendment to be executed and certified by its duly authorized President this 7th day of May, 2020.

THE RIVERWALK VILLAGE MARKET BUILDING
CONDOMINIUM ASSOCIATION, INC.,
a Colorado nonprofit corporation



Name: Todd Williams, President

ATTEST:



Name: John Schabert, Secretary

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me this 7th day of May, 2020, by Todd Williams, as President of The Riverwalk Village Market Building Condominium Association, Inc, a Colorado nonprofit corporation.

WITNESS my hand and official seal.

My Commission expires: 11-8-2021

KATHY R. LEWENSTEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 19934016628
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Kathy Lewensten
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me this 12 day of May, 2020, by John Schabert, as Secretary of The Riverwalk Village Market Building Condominium Association, Inc., a Colorado nonprofit corporation.

WITNESS my hand and official seal.

My Commission expires: 11-8-2021

Kathy Lewensten
Notary Public

KATHY R. LEWENSTEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 19934016628
MY COMMISSION EXPIRES NOVEMBER 8, 2021

