

BYLAWS
OF
1700 SKI TIME SQUARE CONDOMINIUM ASSOCIATION, INC.

ARTICLE I
DEFINITIONS

1.01 Declaration.

As used herein, the term “**Declaration**” means the Declaration of Covenants, Conditions and Restrictions for 1700 Ski Time Square Condominium, as the same may be amended from time to time, recorded in the real property records of the Routt County, Colorado.

1.02 Other Definitions.

Unless otherwise defined herein, all capitalized terms used herein shall have the meanings given to them in the Declaration.

ARTICLE II
OFFICES

1700 Ski Time Square Condominium Association, Inc. (the “**Association**”) is a Colorado nonprofit corporation, with its principal office located at c/o _____. The Association may also have offices and may carry on its purposes at such other places within and outside the State of Colorado as the Executive Board may from time to time determine.

ARTICLE III
OWNERS AND VOTING RIGHTS

3.01 General

By this reference, these Bylaws incorporate the membership and voting provisions of the Declaration.

3.02 Voting Rights.

(a) Initially, there shall be two classes for allocating votes in the Association: (i) one class consisting of Owners of Residential Units; and (ii) one class consisting of Owners of Commercial Units.

(b) Each Owner shall be allocated votes and voting rights as described in Article V of the Declaration.

3.03 Quorum and Voting Requirements.

(a) Except as otherwise required by law, the Articles, or the Declaration, for any meeting with attendance and voting sought from all Classes, or for matters which pertain to and impact all

Classes, the presence in person or by proxy of Owners entitled to vote at least 20% of the total votes in the Association, and at least 20% of the votes in each Class of votes entitled to be cast at the meeting, in person or by proxy, shall constitute a quorum; provided, that if, if a Class is not able to achieve a quorum for two (2) consecutive meetings (or two (2) consecutive noticed adjournments of a meeting) at which attendance and voting is sought from all Classes, the presence in person or by proxy of Owners entitled to vote at least 20% of the total votes in the Association shall constitute a quorum. Once a quorum is established for a meeting, it is conclusively presumed to exist until the meeting is adjourned.

(b) For any meeting with attendance of the Commercial Class, or for matters which pertain to and impact only the Commercial Class, the presence of Owners of Commercial Units entitled to vote 20% of the votes entitled to be cast by the Commercial Class at the beginning of any meeting, in person or by proxy, constitutes a quorum for any action.

(c) For any meeting with attendance of the Residential Class, or for matters which pertain to and impact only the Residential Class, the presence of Owners of Residential Units entitled to vote 20% of the votes entitled to be cast by the Residential Class at the beginning of any meeting, in person or by proxy, constitutes a quorum for any action.

(d) Notwithstanding anything to the contrary, at any meeting at which the Owners vote on approval of any Claim the Association wishes to bring, Owners entitled to cast sixty-seven percent (67%) of the total votes in the Association shall constitute a quorum.

3.04 Proxies.

Votes may be cast in person or by proxy. The Owner of a Unit may appoint an agent to vote the votes allocated to the Owner's Unit by a duly executed proxy. Such proxy shall be filed with the Secretary of the Association before or at the time of the meeting. No proxy shall be valid after the expiration of eleven months from the date of its execution unless otherwise provided in the proxy.

3.05 Majority Vote.

At any meeting of the Owners, if a quorum is present, the affirmative vote of a majority of the votes entitled to vote on the matter in question represented at the meeting, in person or by proxy, shall be the act of the Owners, unless the vote of a greater number is required by law, the Declaration, the Articles or these Bylaws.

3.06 Ownership Termination; Owner Sanctions

No Owner may be expelled from the Association, and no Owner's membership may be terminated as long as such Owner retains ownership of a Unit. Notwithstanding the foregoing, if any Owner fails to comply with any provision of the Declaration or Bylaws, the Association may impose enforcement sanctions, including monetary fines, in accordance with the Association Documents.

3.07 Dispute Resolution.

By this reference, these Bylaws incorporate the dispute resolution provisions as described in Article XIX of the Declaration.

ARTICLE IV
ADMINISTRATION

4.01 Annual Meeting.

The annual meeting of the Owners shall be held at a time designated by the Executive Board in the month of [**October**] in each year, or at such other date designated by the Executive Board, beginning with the year 202__, for the purpose of electing Directors and for the transaction of such other business as may come before the meeting.

4.02 Special Meetings.

Special meetings of the Owners, for any purpose, unless otherwise prescribed by statute, may be called by the president or by a majority of the Directors and shall be called by the president at the request of Owners entitled to vote ten percent (10%) or more of the total votes of all Owners.

4.03 Place of Meeting.

The Executive Board may designate the Association's principal offices or any place within Denver, Colorado, as the place for any annual meeting or for any special meeting called by the Executive Board. Any or all of the Owners may participate in an annual, regular, or special meeting of the Owners by, or the meeting may be conducted through the use of, any means of communication (including telephone or electronic/computerized) by which all persons participating in the meeting may hear each other during the meeting. An Owner participating in a meeting by this means is deemed to be present in person at the meeting.

4.04 Notice of Meeting.

Written or printed notice of any meeting of the Owners, stating the place, day and hour of the meeting, and the purpose or purposes for which the meeting is called, shall be delivered personally or by mail to each Owner entitled to vote at such meeting not less than ten (10) nor more than fifty (50) days before the date of the meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail, addressed to the Owner at his address as it appears in the office of the Association, with postage thereon prepaid. Notice of any meeting of the Owners shall be posted on the Association's website, if any, and at the management office at least ten (10) days prior to each such meeting, or as may otherwise be required by Colorado law. If any Owner has requested that the Association provide notice via email and has provided the Association with an email address, the Association shall send notice of all Owner meetings to such Owner at the email address provided as soon as possible after notice is provided pursuant to the Bylaws, but in no case less than 24 hours prior to any such meeting. For the purpose of determining Owners entitled to notice of or to vote at any meeting of the Owners, the Executive Board may set a record date for such determination of Owners, in accordance with the laws of the State of Colorado. If requested by the person or persons lawfully calling such meeting, the secretary shall give notice thereof at the expense of the Association.

4.05 Waiver of Notice.

Before, at or after any meeting of the Owners, any Owner or its designee may waive notice of such meeting in writing and such waiver shall be deemed equivalent to the giving of such notice. Attendance by an Owner or its designee at any meeting of the Owners shall be a waiver of notice by such Owner except when such Owner or its designee attends the meeting for the express purpose of objecting to the transaction of business because the meeting is not lawfully called or convened.

4.06 Action by Owners Without a Meeting.

Any action required or permitted to be taken at a meeting of the Owners may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Owners entitled to vote with respect to the subject matter thereof. Such consent shall have the same force and effect as a unanimous vote of the Owners.

4.07 Action by Written Ballot.

Any action required to be taken or which may be taken at a meeting of the Owners may be taken by written ballot without a meeting to the extent permitted by Section 7-127-109 of the Nonprofit Act. In order for an action taken by written ballot to be effective: (a) the Association must have delivered a written ballot to every Owner entitled to vote on the subject matter of the action; (b) the number of votes cast by ballot must have satisfied the quorum requirement set forth in Section 3.03 of these Bylaws; (c) the number of approvals must have satisfied the affirmative vote requirement set forth in Section 3.05 of these Bylaws; and (d) all ballots and ballot solicitations must have satisfied the specific requirements therefor as set forth in Section 7-127-109 of the Nonprofit Act.

ARTICLE V
EXECUTIVE BOARD

5.01 Number and Qualifications.

The business and affairs of the Association shall be managed by an Executive Board consisting of three (3) Directors, as described in and subject to Section 6.02 of the Declaration. Each Director shall be (a) an individual Owner; (b) a partner, trustee, officer, director, member, member representative, employee, or twenty-five percent (25%) equity owner of an organizational Owner; or (c) a Director appointed by Declarant. A person other than a Director appointed by Declarant shall automatically cease to be a Director at such time as he ceases to be an individual Owner or a partner, trustee, officer, director member, member representative, employee, or twenty-five percent (25%) equity owner of an organizational Owner. The terms of the Directors shall be staggered in accordance with Section 5.02(a) below. Subject to the terms and conditions of Article VI of the Declaration, at each annual meeting of the Owners thereafter, the Owners shall elect a replacement for any Director whose term then expires.

5.02 Election, Removal and Replacement of Directors.

(a) The Directors shall be elected as follows:

(i) The terms of the Residential Directors shall be staggered. The Residential Directors shall be elected as follows.

A. At such time as the Owners are entitled to elect at least one (1) Director (and not less than twenty-five percent (25%) of the Directors) pursuant to Section 6.04(c) of the Declaration, such Director shall be elected and hold office for a term expiring on the earlier to occur of (x) the annual meeting of the Association in the year that is two (2) years after the year of the election of such Director(s) or (y) the date the Owners elect the Directors pursuant to Section 6.04(d) of the Declaration (the “**Transition Date**”).

B. Upon the Transition Date, (x) one Residential Director shall be elected to serve an initial term expiring at the annual meeting of the Association in the year that is three (3) years after the Transition Date (and such Residential Director’s elected replacements shall be elected to

serve terms of three (3) years), and (y) the other Residential Director shall be elected to serve an initial term expiring at the annual meeting of the Association in the year that is two (2) years after the Transition Date (and such Residential Director's elected replacements shall be elected to serve terms of three (3) years).

(ii) Subject to the terms and conditions of Sections 6.04 and 6.05 of the Declaration, the Commercial Director will hold office for a term expiring on the earlier to occur of (x) the annual meeting of the Association in the year that is two (2) years after the year of the election of such Director(s) or (y) the Transition Date. Upon the Transition Date, the Commercial Director elected by the Owner(s) of the Commercial Unit(s) will hold office for a term of three (3) years and (and such Commercial Director's elected replacements shall be elected to serve terms of three (3) years).

(b) Directors shall be removed in accordance with Section 6.05 of the Declaration.

(c) Directors shall be replaced in accordance with Section 6.06 of the Declaration.

5.03 Powers.

The Executive Board shall have those powers described in Section 6.01 of the Declaration.

5.04 Managing Agent.

(a) The Executive Board may employ a managing agent (a "**Managing Agent**") for the Association at a compensation established by the Executive Board to perform such duties and services as the Executive Board shall authorize, which may include any and all powers of the Association. Any such delegation, however, shall not relieve the Executive Board of its responsibility under the Declaration. The Managing Agent may be Declarant or an affiliate of Declarant. The rights, duties, obligations and compensation of the Managing Agent will be set forth in a written agreement to be executed by the Association and the Managing Agent.

(b) If those duties specified in the resolution delegating to the Managing Agent any power relating to the collection, deposit, transfer or disbursement of Association funds, then such Managing Agent must (i) maintain fidelity insurance coverage or a bond in an amount not less than \$50,000, or such higher amount as the Executive Board may require; (ii) maintain all Association funds and accounts separate from the funds and accounts of other condominiums or other associations managed by such Managing Agent, and maintain all reserve accounts of such other condominiums or other associations separate from the operational accounts of the Association; and (iii) prepare and provide to the Association an annual accounting and financial statement for the Association funds, which accounting and financial statement may be prepared by the Managing Agent, a public accountant, or a certified public accountant.

5.05 Regular Meetings.

Regular meetings of the Executive Board may be held without call or formal notice at such places within or outside the State of Colorado, and at such times as, the Executive Board from time to time by vote may determine. Any business may be transacted at a regular meeting. The regular meeting of the Executive Board for the election of Officers and for such other business as may come before the meeting may be held without call or formal notice immediately after, and may be at the same place as, the annual meeting of Owners, or any special meeting of Owners at which an Executive Board is elected.

5.06 Special Meetings.

Special meetings of the Executive Board may be held at any place within the State of Colorado, at any time when called by the president, or by two or more Directors, upon the giving of at least three days' prior notice of the time and place thereof to each Director by (i) leaving such notice with such Director or at such Director's residence or usual place of business, (ii) by mailing or telegraphing it prepaid, and addressed to such Director at such Director's post office address as it appears on the books of the Association, (iii) by telephone or (iv) by electronic mail at the email address, if any, provided to the Association by such Director. Notices need not state the purposes of the meeting. No notice of any adjourned meeting of the Directors shall be required.

5.07 Quorum.

(a) At all meetings of the Executive Board at which a decision affecting both Classes of Owners is to be made, a majority of the Directors, including at least one (1) Director from each Class, shall constitute a quorum for the transaction of business, but a lesser number may adjourn any meeting from time to time; provided, that if, if a quorum is not achieved for two (2) consecutive meetings (or two (2) consecutive noticed adjournments of a meeting) due to a failure of a Director from one Class to attend, a majority of the number of Directors shall constitute a quorum at the subsequent meeting. At all other meetings of the Executive Board, a majority of the number of Directors shall constitute a quorum for the transaction of business, but a lesser number may adjourn any meeting from time to time.

(b) When a quorum is present at any meeting, (i) any Executive Board action or decision which impacts or effects all Classes requires approval from a majority of the Directors, including at least one (1) Director from each Class (unless the quorum for such meeting has been established pursuant to the proviso in Section 5.07(a)), and (ii) any Executive Board action or decision impacting only one Class requires approval only from a majority of the Directors elected by such Class.

(c) As set forth in the Declaration, each Class of Directors shall have the sole and exclusive authority on all matters which relate solely to that Class. Subject to Section 6.02(c) of the Declaration, any determination by the Directors that a matter should be for consideration of the entire Executive Board, and not for the independent consideration of any particular Class of Directors, shall require, in addition to the affirmative vote of a majority of the voting Directors of the Executive Board, the affirmative vote of at least one (1) Director from the affected Class of Directors (unless the quorum for such meeting has been established pursuant to the proviso in Section 5.07(a)).

(d) Any or all of the members of the Executive Board may participate in a regular or special meeting of the Executive Board by, or the meeting may be conducted through the use of, any means of communication (including telephone or electronic/computerized) by which all persons participating in the meeting may hear each other during the meeting. A member of the Executive Board participating in a meeting by this means is deemed to be present in person at the meeting.

5.08 Waiver of Notice.

Before, at or after any meeting of the Executive Board, any Director may, for himself or herself, waive notice of such meeting in writing and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Executive Board shall be a waiver of notice by such Director except when such Director attends the meeting for the express purpose of objecting to the transaction of business because the meeting is not lawfully called or convened.

5.09 Action by Directors Without a Meeting.

Any action required or permitted to be taken at a meeting of the Directors may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Directors entitled to vote with respect to the subject matter thereof. Such consent shall have the same force and effect as a unanimous vote of the Directors. A Director's signature on any such consent may be delivered by .pdf/electronic mail.

5.10 Proxies.

For purposes of determining a quorum with respect to a particular proposal, and for purposes of casting a vote for or against a particular proposal, a Director may be deemed to be present and to vote if the Director has granted a signed written proxy to another Director who is present at the meeting, authorizing the other Director to cast the vote that is directed to be cast by the written proxy with respect to the particular proposal that is described with reasonable specificity in the proxy.

5.11 Notice to Owners.

Notice of a meeting of the Executive Board will be given to the Owners not less than twenty-four (24) hours prior to the time set for such meeting (which notice shall include the time, place and agenda for such meeting), by posting such notice in a conspicuous location in the Condominium, except that such notice will not be required if an emergency situation requires that the meeting be held without delay. If possible, the Association shall also provide notices of Executive Board meetings to Owners via electronic mail or Internet posting.

ARTICLE VI
OFFICERS AND AGENTS

6.01 General.

The Officers of the Association shall be a president (who shall be chosen from among the Directors), a secretary, and a treasurer. The Executive Board may appoint such other officers, assistant officers, committees and agents, including one or more vice presidents, assistant secretaries and assistant treasurers, as they may consider necessary or advisable, who shall be chosen in such manner and hold their offices for such terms and have such authority and duties as from time to time may be determined by the Executive Board. One person may hold any two offices, except that no person may simultaneously hold the offices of president and secretary. In all cases where the duties of any Officer, agent or employee are not prescribed by these Bylaws or by the Executive Board, such Officer, agent or employee shall follow the orders and instructions of the president.

6.02 Removal of Officers.

The Executive Board may remove any Officer, either with or without cause, and elect a successor at any regular meeting of the Executive Board, or at any special meeting of the Executive Board called for such purpose.

6.03 Vacancies.

A vacancy in any office, however occurring, shall be filled by the Executive Board for the unexpired portion of the term.

6.04 President.

The president shall be the chief executive officer of the Association. The president shall preside at all meetings of the Association and of the Executive Board. The president shall have the general and active control of the affairs and business of the Association and general supervision of its officers, agents and employees. The president of the Association is designated as the Officer with the power to prepare, execute, certify and record amendments to the Declaration on behalf of the Association.

6.05 Vice Presidents.

The vice presidents shall assist the president and shall perform such duties as may be assigned to them by the president or by the Executive Board. In the absence of the president, any vice president designated by the Executive Board or (if there be no such designation) designated in writing by the president shall have the powers and shall perform the duties of the president. If no such designation shall be made, all vice presidents may exercise such powers and perform such duties.

6.06 Secretary.

The secretary shall:

- (a) keep the minutes of the proceedings of the Owners and the Executive Board;
- (b) see that all notices are duly given in accordance with the provisions of these Bylaws, the Declaration and as required by law;
- (c) be custodian of the corporate records;
- (d) keep at the Association's principal offices a record containing the names and registered addresses of all Owners, the designation of the Units owned by each Owner, and, if such Unit is mortgaged, the name and address of each Mortgagee; and
- (e) in general, perform all duties incident to the office of secretary and such other duties as from time to time may be assigned to him by the president or by the Executive Board. Assistant secretaries, if any, shall have the same duties and powers, subject to supervision by the secretary.

6.07 Treasurer.

The treasurer shall be the principal financial officer of the Association and shall have the care and custody of all funds, securities, evidences of indebtedness and other personal property of the Association and shall deposit the same in accordance with the instructions of the Executive Board. The

treasurer shall receive and give receipts and acquittances for moneys paid in on account of the Association, and shall pay out of the funds on hand all bills, payrolls and other just debts of the Association of whatever nature upon maturity. The treasurer shall perform all other duties incident to the office of the treasurer and, upon request of the Executive Board, shall make such reports to it as may be required at any time. The treasurer shall, if required by the Executive Board, give the Association a bond in such sums and with such sureties as shall be satisfactory to the Executive Board, conditioned upon the faithful performance of his duties and for the restoration to the Association of all books, papers, vouchers, money and other property of whatever kind in his possession or under his control belonging to the Association. He shall have such other powers and perform such other duties as may be from time to time prescribed by the Executive Board or the president. The assistant treasurers, if any, shall have the same powers and duties, subject to the supervision of the treasurer.

ARTICLE VII

EVIDENCE OF OWNERSHIP, ADDRESSES AND LIEN HOLDERS

7.01 Proof of Ownership.

Except for those Owners who initially contracted to purchase a Unit from Declarant, any person, on becoming an Owner, shall furnish to the Association a photocopy or a certified copy of the recorded instrument vesting that person with an ownership interest in the Unit. Such copy shall remain in the files of the Association. An Owner shall not be deemed to be in good standing and shall not be entitled to vote at any annual or special meeting of Owners unless this requirement is first satisfied.

7.02 Registration of Mailing Address.

If a Unit is owned by two or more Owners, such Owners shall designate one address as the registered address required by the Declaration. The registered address of an Owner or Owners shall be furnished to the secretary of the Association within ten days after transfer of title, or after a change of address. Such registration shall be in written form and signed by all of the Owners of the Unit or by such persons as are authorized to represent the interests of all Owners of the Unit. If no address is registered or if all of the Owners cannot agree, then the address of the Unit shall be deemed the registered address of the Owner(s), and any notice shall be deemed duly given if delivered to such address.

7.03 Liens.

Any Owner who mortgages or grants a deed of trust covering his Unit shall give the Association written notice of the name and address of the Mortgagee and shall file true, correct and complete copies of the note and security instrument with the Association.

7.04 Address of the Association.

The address of the Association shall be c/o _____ . Such address may be changed from time to time upon written notice to all Owners and all listed Mortgagees.

ARTICLE VIII

SECURITY INTEREST IN VOTING RIGHTS

Owners shall have the right irrevocably to constitute and appoint a Mortgagee their true and lawful attorney-in-fact to vote on their behalf at any and all meetings of the Association and to vest in the

Mortgagee any and all rights, privileges and powers that they have as Owners under the Articles and these Bylaws or by virtue of the Declaration. Such proxy shall become effective upon the filing of notice by the Mortgagee with the secretary of the Association at such time or times as the Mortgagee shall deem its security in jeopardy by reason of the failure, neglect or refusal of the Association, the Executive Board or the Owners to carry out their duties as set forth in the Declaration. A release of the Mortgage covering the subject Unit shall operate to revoke such proxy. Nothing herein contained shall be construed to relieve Owners, as mortgagors, of their duties and obligations as Owners or to impose upon the Mortgagee the duties and obligations of an Owner.

ARTICLE IX **AMENDMENTS**

9.01 By Directors.

Except as limited by law, the Declaration, the Articles or these Bylaws, the Executive Board shall have power to make, amend and repeal the Bylaws of the Association at any regular meeting of the Executive Board or at any special meeting called for that purpose, provided that a quorum is represented. If, however, the Owners shall make, amend or repeal any provision of these Bylaws, the Directors shall not thereafter amend the same in such manner as to defeat or impair the object of the Owners in taking such action.

9.02 Owners.

Subject to any rights conferred upon First Mortgagees in the Declaration, the Owners may, by the vote of the holders of at least sixty-seven percent (67%) of the votes of the Owners, unless a greater percentage is expressly required by law, the Declaration, the Articles or these Bylaws, make, alter, amend or repeal the Bylaws of the Association at any annual meeting or at any special meeting called for that purpose, provided that a quorum is present.

ARTICLE X **MISCELLANEOUS**

10.01 Fiscal Year.

The fiscal year of the Association will be January 1 of each year to December 31 of such year, unless determined otherwise by the Executive Board from time to time.

10.02 Books and Records.

The Association will keep correct and complete books and records of account and will keep, at its principal office, those records required by Section 317 of the Act, a record of the names and addresses of the Owners and copies of the Declaration, the Articles, these Bylaws, and any Rules and Regulations (which may be purchased by any Owner at reasonable cost). All books and records will be kept using generally accepted accounting principles.

10.03 Disclosures to Owners.

(a) The Association shall make available to the Owners the information described in Section 209.4 of the Act, to the extent required by, and in the manner set forth in, Section 209.4 of the Act. The Association shall account for the costs of distribution of such information, and the material set forth in Section 10.03(b) below, as part of the Common Expenses

(b) In addition, the materials provided to each Owner may include written educational material the Executive Board deems appropriate to satisfy the requirements of Section 209.7 of the Act, to the extent such education is not conducted in person.

10.04 Audit.

The Association's books and records are subject to an audit every other year using generally accepted accounting principles if the conditions listed in Section 303(4)(b)(II) of the Act are satisfied. Regardless of whether such requirements are satisfied, the Executive Board may, but is not obligated to, have the Association's books and records audited. If the Association's books and records are audited, then any report resulting from such audit will be included with the materials provided to Owners under Section 10.03.

10.05 Corporate Records.

The Association will file with the Secretary of State of Colorado, within the time prescribed by law, corporate reports on the forms prescribed and furnished by the Secretary of State and containing the information required by law. The Association will pay the fee for the filing as prescribed by law.

10.06 Shares of Stock and Dividends Prohibited.

The Association may not have or issue shares of stock, and may not pay any dividend or distribute any part of the Association's income or profit to its Owners, Executive Board, officers, or agents. Notwithstanding the foregoing, the Association may issue certificates evidencing ownership, may confer benefits upon its Owners conforming with its purposes, and, upon dissolution or final liquidation, may make distributions as permitted by law. No such payment, benefit, or distribution will be deemed to be a dividend or distribution of income or profit.

10.07 Minutes and Presumptions Thereunder.

Minutes or any similar records of the meetings of the Owners or the Executive Board, when signed by the secretary of the Association, are presumed to truthfully evidence the matters set forth in the minutes or records. A recitation in any such minutes that notice of the meeting was properly given is prima facie evidence that the notice was given.

10.08 Checks, Drafts, and Documents.

All checks, drafts, or other orders for payment of money, notes, or other evidences of indebtedness, issued in the name of or payable to the Association, will be signed or endorsed by such person or persons, and in such manner as the Executive Board determines by resolution from time to time.

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1700 Ski Time Square Condominium Association, Inc.

By: _____

Name: _____

Its: _____

These Bylaws were adopted by the Executive Board on the ____ day of _____
202__, effective the ____ day of _____ 202__, and it is attested to by the Secretary of 1700 Ski
Time Square Condominium Association, Inc.

Secretary