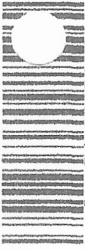


2022-25584

ELKHART COUNTY RECORDER  
JENNIFER L. DORIOT  
FILED FOR RECORD ON  
12/08/2022 11:33 AM  
AS PRESENTED

AMENDED AND RESTATED DECLARATION OF  
CONDOMINIUM OWNERSHIP, RESTRICTIONS  
AND COVENANTS FOR LARIMER VILLAGE  
CONOMINIUMS, INC.

88-14429



DocId:8315524  
Tx:4220218

NOW, THEREFORE, the Association hereby amends the (2020-12245) Restated Covenants as follows:

1. Article IV, Section 4.20 is amended by changing the language from "three (3)" to "two (2)",
2. Article IV, Section 4.20a from "three (3)" to "two (2)", and
3. Adding Article IV, Section 4.20e. "e. That all the conditions of 4.12 Residential Use Only are met."

**4.20 Restrictions on Leasing.** At any given time, no more than two (2) Units may be leased by a person(s) who is not the Unit Owner. Prior to entering into a lease for his/her Unit, an Owner must submit a written request to the Board for approval. The Board will approve an Owner's request to lease his/her Unit provided that each of the following conditions are met:

- a. Approval would not cause more than two (2) Units at one time to be occupied by a person/persons who is/are not the Unit owner.
- b. The Owner and proposed lessee agree to use the lease form pre-approved by the Board.
- c. The Owner agrees to furnish his/her lessee with a copy of the By-Laws, Covenants and this Amendment, and the lessee agrees to abide by the covenants, restrictions, Rules and Regulations of the association.
- d. The term of the proposed lease does not exceed one (1) year.
- e. That all the conditions of 4.12 Residential Use Only are met.

Upon approval of an Owner's request to lease his/her Unit, the Board will provide the Owner with the form lease pre-approved by the Board. The Owner must return a copy of the executed form lease to the Board for the Association's record keeping. An Owner wishing to renew a previously-approved lease for a subsequent term must submit a written application to the Board at least thirty (30) days before the anniversary date of the Board's initial approval of the Owner's written request to lease his/her Unit. No lease may be renewed without prior Board approval.

Notwithstanding the above provisions, the Board may approve a short-term lease with a duration of six (6) months or less for special circumstances such as extended travel or Owner absences due to health or education related reasons.

1. All other terms and conditions of the Restated Covenants remain in full force and effect.

