

AMENDED AND RESTATED BYLAWS
OF
THE REYNOLDS FARM CONDOMINIUM ASSOCIATION

Table of Contents

Article I. GENERAL.....	1
Section 1.1 Name.....	1
Section 1.2 Purpose of Bylaws.	1
Section 1.3 Terms Defined in Declaration.	1
Section 1.4 Controlling Laws and Instruments.	1
Article II. OFFICES.....	1
Section 2.1 Principal Office.....	1
Section 2.2 Registered Office and Agent.	2
Section 2.3 Registration with Colorado Department of Regulatory Agencies.....	2
Article III. MEMBERS.....	2
Section 3.1 Members.	2
Section 3.2 Memberships Appurtenant to Units.....	2
Section 3.3 Members Votes.....	2
Section 3.4 Voting by Joint Members.	2
Section 3.5 Resolution of Voting Disputes.	2
Section 3.6 Suspension of Voting Rights.	3
Section 3.7 Transfer of Memberships on Association Books.	3
Section 3.8 Assignment of Voting Rights to First Mortgagees.....	3
Article IV. MEETINGS OF MEMBERS.....	3
Section 4.1 Place of Members' Meetings.....	3
Section 4.2 Annual Meetings of Members.	3
Section 4.3 Special Meetings of Members.	3
Section 4.4 Notice of Meetings.	4
Section 4.5 Record Date.	4
Section 4.6 Proxies.	4
Section 4.7 Quorum at Members' Meetings.....	4
Section 4.8 Vote Required at Members' Meetings.....	5
Section 4.9 Acceptance or Rejection of Vote, Consent, Ballot, Waiver or Proxy.	5
Section 4.10 Member Participation at Meetings.	5
Section 4.11 Cumulative Voting Not Permitted.....	6
Section 4.12 Order of Business.	6
Section 4.13 Expenses of Meetings.....	6
Section 4.14 Action by Written Ballot.	6
Section 4.15 First Mortgagees.	7
Article V. EXECUTIVE BOARD.....	7
Section 5.1 General Powers and Duties of Executive Board.	7
Section 5.2 Qualifications of Directors.	7
Section 5.3 Number of Directors.	7
Section 5.4 Term of Office of Directors.....	7
Section 5.5 Nomination.	8
Section 5.6 Election.	8
Section 5.7 Removal of Directors: Vacancies of Directors.....	8

Section 5.8	Resignation of Directors.....	8
Section 5.9	Executive Committee.....	8
Section 5.10	Other Committees.....	8
Section 5.11	General Provisions Applicable to Committees.....	9
Section 5.12	Compensation.....	9
Section 5.13	Loyalty.....	9
Article VI.	MEETINGS OF DIRECTORS.....	9
Section 6.1	Place of Directors' Meetings.....	9
Section 6.2	Regular Meetings of Directors.....	9
Section 6.3	Special Meetings of Directors.....	9
Section 6.4	Open Meetings.....	9
Section 6.5	Proxies.....	10
Section 6.6	Quorum of Directors.....	10
Section 6.7	Vote Required at Directors' Meeting.....	10
Section 6.8	Order of Business.....	10
Section 6.9	Officers at Meetings.....	10
Section 6.10	Waiver of Notice.....	10
Section 6.11	Action of Directors Without a Meeting.....	11
Section 6.12	Participation by Electronic Means.....	11
Article VII.	POWERS AND DUTIES OF THE BOARD.....	11
Section 7.1	Powers.....	11
Section 7.2	Limitation on Powers.....	11
Section 7.3	Conflicts of Interest.....	11
Article VIII.	OFFICERS.....	11
Section 8.1	Officers, Employees and Agents.....	11
Section 8.2	Appointment and Term of Office of Officers.....	12
Section 8.3	Removal of Officers.....	12
Section 8.4	Vacancies in Offices.....	12
Section 8.5	President.....	12
Section 8.6	Vice Presidents.....	12
Section 8.7	Secretary.....	12
Section 8.8	Treasurer.....	13
Section 8.9	Bonds.....	13
Article IX.	INDEMNIFICATION OF OFFICIALS AND AGENTS.....	13
Section 9.1	Certain Definitions.....	13
Section 9.2	Right of Indemnification.....	13
Section 9.3	Advances of Expenses and Defense.....	14
Section 9.4	Rights Not Exclusive.....	14
Section 9.5	Authority to Insure.....	14
Article X.	NOTICE AND HEARING.....	14
Section 10.1	Notice and Hearing.....	14
Section 10.2	Hearing Committee.....	15
Article XI.	BOOKS AND RECORDS.....	15
Section 11.1	Books and Records.....	15

Section 11.2	Public Disclosure.....	17
Article XII.	MISCELLANEOUS.....	18
Section 12.1	Amendment of Bylaws.	18
Section 12.2	Execution, Certification and Recording Amendments to Declaration.	18
Section 12.3	Statement of Account.	19
Section 12.4	Corporate Reports.....	19
Section 12.5	Fiscal year.....	19
Section 12.6	Share of Stock and Dividends Prohibited.....	19
Section 12.7	Loans to Directors, Officers and Members Prohibited.....	19
Section 12.8	Limited Liability.....	19
Section 12.9	Minutes.	19
Section 12.10	Checks, Drafts and Documents.	19
Section 12.11	Execution of Documents.	20

AMENDED AND RESTATED BYLAWS
OF
THE REYNOLDS FARM CONDOMINIUM ASSOCIATION

ARTICLE I.
GENERAL

Section 1.1 Name. The name of the corporation is The Reynolds Farm Condominium Association, Inc. It is a Colorado nonprofit corporation (the "Association").

Section 1.2 Purpose of Bylaws. The purpose for which the Association is formed is to govern the Units, exercise the rights, power and authority, and fulfill the duties of the Association, as provided in the Second Amended and Restated Condominium Declaration for the Reynolds Farm Condominiums, and any amendments and supplements thereto, recorded in the office of the Clerk and Recorder of Boulder County, Colorado ("Declaration"), and the Association's Articles of Incorporation, and any amendments thereto, filed with the Colorado Secretary of State ("Articles of Incorporation"), and these Bylaws. All Members and any other Person who may use the Units, or any portion thereof, or any facilities or appurtenances thereto or thereon shall be subject in all respects to the covenants, conditions, restrictions, reservations, easements, regulations, and all other terms and provisions set forth in the Association Documents. The mere acquisition, rental or occupancy of any Unit, or any portion thereof, shall signify that all terms and provisions of the Association Documents are accepted and shall be complied with.

Section 1.3 Terms Defined in Declaration. Terms which are defined in the Declaration shall have the same meanings in these Bylaws unless such terms are otherwise defined in these Bylaws.

Section 1.4 Controlling Laws and Instruments. These Bylaws are controlled by and shall always be consistent with applicable provisions of the Colorado Common Interest Ownership Act ("CCIOA"), the Colorado Revised Nonprofit Corporation Act, the Declaration and the Articles of Incorporation of the Association, as any of the foregoing may be amended or supplemented from time to time. In the event of a conflict in the terms of the Declaration and the Articles of Incorporation, the Declaration shall control. In the event of a conflict in the terms of the Articles of Incorporation and these Bylaws, the Articles of Incorporation shall control.

ARTICLE II.
OFFICES

Section 2.1 Principal Office. The principal office of the corporation shall be as determined by the Executive Board, but meetings of Members and Directors may be held at such places within the State of Colorado as may from time to time be designated by the Executive Board ("Board") and may also be held by electronic means, as long as the participants are able to

hear and speak to each other.

Section 2.2 Registered Office and Agent. The Colorado Revised Nonprofit Corporation Act requires that the Association have and continuously maintain in the State of Colorado a registered office and a registered agent who resides in the State of Colorado and whose business office is identical with such registered office. The registered office need not be the same as the principal office of the Association. The initial registered office and the initial registered agent are specified in the Articles of Incorporation of the Association, but may be changed by the Association at any time, without amendment to the Articles of Incorporation, by filing a statement as specified by law in the office of the Secretary of State of Colorado.

Section 2.3 Registration with Colorado Department of Regulatory Agencies. The Association shall annually register with the Colorado Department of Regulatory Agencies, Division of Real Estate, HOA Information Office and Resource Center, or any replacement of such agency as required by Colorado law.

ARTICLE III. MEMBERS

Section 3.1 Members. A “Member” of the Association is as defined in the Declaration. The Association shall have one class of Members.

Section 3.2 Memberships Appurtenant to Units. Each Membership shall be appurtenant to the fee simple title to a Unit. The Member(s) which has fee simple title to a Unit shall automatically be the holder of the Membership for that Unit, and the Membership shall automatically pass with fee simple title to the Unit. No Member may resign his, her or its Membership without the conveyance of fee simple title to the Unit.

Section 3.3 Members Votes. The Owners of each Unit shall be entitled to vote one vote for each Unit owned within the Project.

Section 3.4 Voting by Joint Members. If there is more than one Owner of a Unit, the vote for such Unit shall be exercised as the persons holding such interest shall determine between themselves, provided that in no event shall more than one vote be cast with respect to any Unit. If, however, the Owners of a Unit are unable, within a reasonable time, to agree upon how they will vote any issue, they shall be passed over and their right to vote on such issue shall be lost. The vote of an entity Member may be cast by any authorized or apparent representative of the entity in the absence of express notice of the designation of a specific person by the governing body of such entity.

Section 3.5 Resolution of Voting Disputes. In the event of any dispute as to the entitlement of any Member to vote or as to the results of any vote of Members at a meeting, the Board shall act as arbitrators and the decision of a disinterested majority of the Board shall, when

rendered in writing, be final and binding as an arbitration award and may be acted upon in accordance with the Colorado Uniform Arbitration Act of 1975, as amended.

Section 3.6 Suspension of Voting Rights. The Board may suspend, after notice and hearing as provided in these Bylaws, the voting rights of a Member during and for up to sixty (60) days following any breach by such Member or a Permitted User of any provision of the Declaration or of any rule or regulation adopted by the Association unless such breach is a continuing breach, in which case such suspension may continue for so long as such breach continues and for up to sixty (60) days thereafter. Voting rights for Members who are not in Good Standing shall be suspended for the period of their Assessment delinquency and no notice or hearing shall be required for such suspension of voting rights.

Section 3.7 Transfer of Memberships on Association Books. Transfers of Memberships shall be made on the books of the Association only upon presentation of evidence, satisfactory to the Association, of the transfer of ownership of the Unit to which the Membership is appurtenant. Prior to presentation of such evidence, the Association may treat the previous owner of the Membership as the owner of the Membership entitled to all rights in connection therewith, including the right to vote and to receive notices.

Section 3.8 Assignment of Voting Rights to First Mortgagees. A Member may assign its right to vote to a First Mortgagee of its Unit, for the term of the First Mortgage. Any such assignment of voting rights and any revocation or termination of any assignment of voting rights shall be in writing and shall be filed with the Secretary of the Association.

ARTICLE IV. MEETINGS OF MEMBERS

Section 4.1 Place of Members' Meetings. Meetings of Members shall be held at the principal office of the Association or at such other place as may be fixed by the Board from time to time and specified in the notice of the meeting. Meetings of Members may also be held by electronic means, as long as the participants are able to hear and speak to each other.

Section 4.2 Annual Meetings of Members. The Association shall hold an annual meeting of the Members each year. Each annual meeting of the Members shall be held on a date and at a time selected by the Board in each succeeding year. However, under no circumstances shall an annual meeting be held more than fifteen (15) months after the date of the annual meeting held the previous year. At each annual meeting, the Members shall elect Directors to fill vacancies in accordance with the provisions of the Declaration and the Articles of Incorporation and conduct such other business as may properly come before the meeting.

Section 4.3 Special Meetings of Members. Special meetings of the Members may be called by the President or a majority of the members of the Board, and shall be called by the President at the request of Members to whom not less than twenty percent (20%) of the total

votes in the Association are allocated.

Section 4.4 Notice of Meetings. Written notice of each meeting of the Members shall be given to each Member entitled to vote at such meeting by, or at the direction of, the Secretary of the Association or person authorized to call the meeting, not less than ten (10) nor more than fifty (50) days before the date of the meeting. Such notice shall be given either by hand delivery, by United States mail, or if notice by electronic mail is requested by any Member in writing, such notice shall be provided by electronic mail to the last electronic mail address provided to the Association by such Member. The notice of any meeting must state the time and place of the meeting and the items on the agenda, including the general nature of any proposed amendment to the Declaration, the Articles, or these Bylaws, any budget changes, and any proposal to remove an officer or member of the Board. Notice shall be physically posted in a conspicuous place, to the extent that such posting is feasible and practicable. Such physical posting is in addition to any electronic posting or electronic mail notices that the Executive Board may determine to post. If mailed, such notice shall be deemed to have been delivered when deposited in the United States mail addressed to the Member at the address of his, her or its Unit or to any other mailing address designated in writing by the Member, with postage thereon prepaid; if delivered, such notice shall be deemed to have been delivered on the date of actual delivery thereof; and if sent via electronic mail, shall be deemed to have been delivered on the day that the notice was sent via electronic mail to the address last provided to the Association by the Member, regardless of whether such notice is returned to the Association as undeliverable.

Section 4.5 Record Date. For the purpose of determining Members entitled to notice of, or to vote at, any meeting of Members or in order to make a determination of such Members for any other proper purpose, the Board may fix, in advance, a date as the record date for any such determination of Members. The record date shall be not more than fifty (50) days prior to the meeting of Members or the event requiring a determination of Members.

Section 4.6 Proxies. A Member entitled to vote may vote in person or by proxy executed in writing by the Member or its duly authorized attorney-in-fact and filed with the Secretary of the Association prior to the time the proxy is exercised. A Member may appoint a proxy by signing an appointment form, either personally or by the Member's attorney-in-fact. A proxy shall automatically cease upon the conveyance of the Member's Unit and the transfer of the Membership on the books of the Association. No proxy shall be valid after eleven (11) months from the date of execution. A proxy is void if it is not dated or if it purports to be revocable without notice. Appointment of a proxy is revoked by the person appointing the proxy: (a) attending any meeting and voting in person; or (b) signing and delivering to the Secretary or other officer or agent authorized to tabulate proxy votes either a writing stating that the appointment of the proxy is revoked or a subsequent appointment form. A proxy shall not be valid if obtained through fraud or misrepresentation.

Section 4.7 Quorum at Members' Meetings. Except as may be otherwise provided in the Declaration, the Articles of Incorporation or these Bylaws, a quorum is deemed present if

persons entitled to cast twenty percent (20%) of the votes of Members who are eligible to vote are present, in person or by proxy, at the beginning of the meeting. A quorum of Members who are present in person or by proxy at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of Members so as to leave less than a quorum.

Section 4.8 Vote Required at Members' Meetings. At any Members' meeting, if a quorum is present, in person or by proxy, a majority of the votes present in person or by proxy and entitled to be cast on a matter shall be necessary for the adoption of the matter, unless a greater percentage is required by law, the Declaration, the Articles of Incorporation or these Bylaws; except that in the case of elections in which there are more candidates than positions to be filled, the person (or persons if there is more than one position to be filled) receiving the highest number of votes cast shall be elected. Votes for contested positions on the Board shall be taken by secret ballot. At the discretion of the Board or upon the request of twenty percent (20%) of the Members who are present at the meeting or represented by proxy, a vote on any matter affecting the Association on which all Members are entitled to vote shall be by secret ballot. Ballots shall be counted by a neutral third party or by a committee of volunteers. Such volunteers shall be Unit Owners who are selected or appointed at an open meeting, in a fair manner, by the chair of the Board or another person presiding during that portion of the meeting. The volunteers shall not be Board members and, in the case of a contested election for a Board position, shall not be candidates. The results of a vote taken by secret ballot shall be reported without reference to names, addresses, or other identifying information of Unit Owners participating in the vote. No Member is entitled to vote who is not in Good Standing.

Section 4.9 Acceptance or Rejection of Vote, Consent, Ballot, Waiver or Proxy.

- a. The Association is entitled to reject a vote, consent, written ballot, waiver, proxy appointment or proxy appointment revocation if the Secretary of the Association, or other officer or agent authorized to tabulate votes, acting in good faith, has reasonable basis for doubt about the validity of the signature on it or about the signatory's authority to sign for the Owner.
- b. The Association and its officer or agent who accepts or rejects a vote, consent, written ballot, waiver, proxy appointment or proxy appointment revocation in good faith and in accordance with the standards of this Section 4.9 are not liable in damages for the consequences of the acceptance or rejection.
- c. Any action of the Association based on the acceptance or rejection of a vote, consent, written ballot, waiver, proxy appointment or proxy appointment revocation under this Section 4.9 is valid unless a court of competent jurisdiction determines otherwise.

Section 4.10 Member Participation at Meetings. All meetings of the Association and Board are open to every Member, or to any person designated by a Member in writing as the

Member's representative, and Members or designated representatives so desiring shall be permitted to attend, listen, and speak at an appropriate time during the deliberations and proceedings; except that, for regular and special meetings of the Board, Members who are not Board members may not participate in any deliberation or discussion unless expressly so authorized by a vote of the majority of a quorum of the Board. In order to attend meetings of the Association and Board, Members or their designated representatives must identify themselves. Anonymous individuals shall not be permitted to attend Association or Board meetings, regardless of whether such meetings are held in person or electronically. The Board may place reasonable time restrictions on those persons speaking during the meeting but shall permit a Member or a Member's designated representative to speak before the Board takes formal action on an item under discussion, in addition to any other opportunities to speak. The Board shall provide for a reasonable number of persons to speak on each side of an issue. Upon the final resolution of any matter for which the Board received legal advice or that concerned pending or contemplated litigation, the Board may elect to preserve the attorney-client privilege in any appropriate manner, or it may elect to disclose such information, as it deems appropriate, about such matter in an open meeting.

Section 4.11 Cumulative Voting Not Permitted. Cumulative voting by Members is not permitted.

Section 4.12 Order of Business. The order of business at any meeting of Members shall be as follows: (a) proof of notice of meeting or waiver of notice; (b) announcement of a quorum; (c) approval of minutes of preceding meeting; (d) election of Directors (at annual meetings or special meetings held for such purpose); and (e) other business.

Section 4.13 Expenses of Meetings. The Association shall bear the expenses of all meetings of Members.

Section 4.14 Action by Written Ballot. Any action that may be taken at any annual, regular, or special meeting of Members may be taken without a meeting if the Association delivers a written ballot to every Member entitled to vote on the matter. A written ballot shall set forth each proposed action and provide an opportunity to vote for or against each proposed action. Approval by written ballot pursuant to this Section 4.14 shall be valid only when the number of votes cast by ballot equals or exceeds the quorum required to be present at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve the matter at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot. All solicitations for votes by written ballot shall indicate the number of responses needed to meet the quorum requirements; state the percentage of approvals necessary to approve each matter other than election of directors; specify the time by which a ballot must be received by the Association in order to be counted; and be accompanied by written information sufficient to permit each person casting such ballot to reach an informed decision on the matter. In the event the action is for election of directors, there shall be space on the ballot for write in nominations. Action taken under this Section 4.14 has the

same effect as action taken at a meeting of Members and may be described as such in any document.

Section 4.15 First Mortgagees. First Mortgagees of a Unit shall have the right to designate a representative to attend all meetings of Members, but without a vote.

ARTICLE V. EXECUTIVE BOARD

Section 5.1 General Powers and Duties of Executive Board. The Board shall have the duty to manage and supervise the affairs of the Association and shall have all powers necessary or desirable to permit it to do so. Without limiting the generality of the foregoing, the Board shall have the power to exercise or cause to be exercised all of the powers, rights and authority not reserved to Members in the Declaration, the Articles of Incorporation, these Bylaws, the Act or the Colorado Revised Nonprofit Corporation Act. The Board's authority with respect to the Common Elements is exclusive.

Section 5.2 Qualifications of Directors. A Director shall be a natural person who is eighteen years of age or older and must be a Member or, if the Member is a limited liability company, partnership, corporation, trust or other type of entity, then a Director must be an authorized agent of such entity. If a Director conveys or transfers title to his or her Unit, then such Director's term shall immediately terminate and a new Director shall be selected as promptly as possible to take such Director's place. No two Directors shall be members from the same household. No Member may serve as a Director if such Member is not in Good Standing with the Association. Any Member, or person who is related by blood, marriage, adoption, or who is a member, manager, shareholder, director, officer, agent, or employee of a Member, who is an adverse party to the Association in any legal proceeding or action shall not be qualified to serve as a Director for the duration of the proceeding. If a Member is not qualified to serve as a Director, the Director's position shall be deemed vacant, and the vacancy may be filled in accordance with Section 5.7 of these Bylaws.

Section 5.3 Number of Directors. The number of directors of the Association shall be five (5). The number of Directors may be increased or decreased from time to time by amendment to these Bylaws provided that the number of Directors shall not be less than three (3) and no decrease in number shall have the effect of shortening the term of any incumbent Director.

Section 5.4 Term of Office of Directors. The Board of Directors shall be divided into three (3) classes as nearly equal in number as may be possible, with the term of office of one class expiring each year. If the number of Directors is changed, any newly created Directors' positions or any decrease in Directors' positions shall be so apportioned among the classes as to make all classes as nearly equal in number as possible, but any newly created Directors' positions shall not be filled until the next annual meeting of Members. Subject to the foregoing,

at each annual meeting of Members the successors to the class of Directors whose term is then expiring shall be elected to hold office for a term of three (3) years.

Section 5.5 Nomination. Nomination for election to the Board may be made by a Nominating Committee if such a committee is appointed, from time to time, by the Board, or in such other manner as determined by the Board. Nominations may also be made from the floor at any Member meeting where Members are being elected to serve on the Board.

Section 5.6 Election. Contested elections for members of the Board shall be by secret written ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The person(s) receiving the largest number of votes shall be elected.

Section 5.7 Removal of Directors: Vacancies of Directors. Sixty-seven percent (67%) of the votes cast at any meeting of the Members which is duly noticed and at which a quorum is present, in person or by proxy, may remove any director with or without cause. In the event any director is removed at any such meeting of the Members, the Members at that same meeting shall elect a qualified individual to fill the remainder of the unexpired term of any director who has been removed. Further, the Board shall have the power to declare the office of a director as vacant in the event such director fails to meet the qualifications of a director set forth in Section 5.2 above or if a director fails to attend three (3) consecutive regularly scheduled meetings of the Board. In the event of death, resignation of a director or the Board declaring the office of a director as vacant, his or her successor shall be selected by a majority of the remaining directors, whether or not such remaining directors constitute a quorum, or, at the discretion of the Board, the members may elect a successor director. A director selected by the Board to fill a vacancy resulting from death, resignation or the Board declaring the office of a director as vacant, shall serve for the unexpired term of the director being replaced.

Section 5.8 Resignation of Directors. Any Director may resign at any time by giving written notice to the President, to the Secretary or to the Board stating the effective date of such resignation. Acceptance of such resignation shall not be necessary to make the resignation effective.

Section 5.9 Executive Committee. The Board, by resolution adopted by a majority of the Directors in office, may, at any time and from time to time, appoint an Executive Committee, which shall include one or more Directors and which shall have and exercise such authority as the Board may from time to time delegate, except that no such committee shall exercise any of the authority prohibited by C.R.S. 7-128-206.

Section 5.10 Other Committees. The Board, by resolution adopted by a majority of the Directors in office, may designate and appoint one or more other committees, which may consist of or include Members who are not Directors. Any such committee shall have and may exercise such authority as shall be specified in the resolution creating such committee, except that no such committee shall exercise any of the authority prohibited by C.R.S. 7-128-206. The Board shall

have the right, from time to time and at any time, to add, remove or replace committee members.

Section 5.11 General Provisions Applicable to Committees. The appointment of any committee and the delegation of power to a committee shall not relieve the Board of any responsibility imposed upon it by law.

Section 5.12 Compensation. No Director shall receive compensation from the Association for serving on the Board. However, any Director may be reimbursed for actual expenses incurred in the performance of the Director's duties.

Section 5.13 Loyalty. All Directors are encouraged to share their views and opinions. Directors may vote in the minority on issues, however, once an issue is decided, each Director agrees to work within the Association's processes and systems to advance the approved issue and not to either individually, or in collaboration with others, intentionally sabotage or subvert the work of the Board or the issue decided upon.

ARTICLE VI. MEETINGS OF DIRECTORS

Section 6.1 Place of Directors' Meetings. Meetings of the Board shall be held at the principal office of the Association or at such other place as may be fixed from time to time by the Board and specified in the notice of the meeting and may also be held by electronic means, as long as the participants are able to hear and speak to each other.

Section 6.2 Regular Meetings of Directors. The Board shall hold regular meetings at least quarterly and may, by resolution, establish in advance the times and places for regular meetings. No prior notice of any regular meetings need be given after establishment of the times and places thereof by resolution.

Section 6.3 Special Meetings of Directors. Special meetings of the Board may be called at any time by the President or any two members of the Board, upon not less than two (2) days' notice to each Director.

Section 6.4 Open Meetings. All regular and special meetings of the Board, or any committee thereof, shall be open to attendance by all Members or to any person designated by a Member in writing. At an appropriate time determined by the Board, but before the Board votes on an issue under discussion, Unit Owners or their designated representatives shall be permitted to speak regarding that issue. The Board may place reasonable time restrictions on persons speaking during the meeting. If more than one person desires to address an issue and there are opposing views, the Board shall provide for a reasonable number of persons to speak on each side of the issue. Regardless of these open meeting requirements, the Board or a committee of the Board may hold an executive or closed door session and may restrict attendance to Board or committee members and other persons specified by the Board; provided that any such executive or closed door session may only be held in accordance with the provisions and requirements of

the Act, as amended from time to time, or other applicable law. The matters to be discussed at such an executive session shall include only the following matters: (a) matters pertaining to employees of the association or the managing agent's contract or involving the employment, promotion, discipline, or dismissal of an officer, agent, or employee of the association; (b) consultation with legal counsel concerning disputes that are the subject of pending or imminent court proceedings or matters that are privileged or confidential between attorney and client; (c) investigative proceedings concerning possible or actual criminal misconduct; (d) matters subject to specific constitutional, statutory, or judicially imposed requirements protecting particular proceedings or matters from public disclosure; (e) any matter the disclosure of which would constitute an unwarranted invasion of individual privacy, including a disciplinary hearing regarding an Owner and any referral of a delinquency to legal counsel; and (f) review of or discussion relating to any written or oral communication from legal counsel. Prior to the time the members of the Executive Board or any committee of the Board convene in executive session, the chair of the body shall announce the general matter of discussion as enumerated in paragraphs (a) to (f) above.

Section 6.5 Proxies. A Director shall not be entitled to vote by proxy at any meeting of Directors.

Section 6.6 Quorum of Directors. A majority of the number of Directors fixed in these Bylaws in office immediately before the meeting begins shall constitute a quorum for the transaction of business.

Section 6.7 Vote Required at Directors' Meeting. Each director shall be entitled to one vote. At any meeting of directors, if a quorum is present, a majority of the votes present in person and entitled to be cast on a matter shall be necessary for the adoption of any matter, unless a greater proportion is required by law, the Declaration, the Articles of Incorporation or these Bylaws.

Section 6.8 Order of Business. The order of business at all meetings of Directors shall be as determined by the Board, and in the absence of such a determination, shall be as follows: (a) roll call; (b) proof of notice of meeting or waiver of notice; (c) approval of minutes of preceding meetings; (d) reports of officers; (e) reports of committees; (f) unfinished business; and (g) new business.

Section 6.9 Officers at Meetings. The President shall act as chairman and the Secretary shall act as secretary at all meetings of the Members and the Board.

Section 6.10 Waiver of Notice. A waiver of notice of any meeting of the Board, signed by a Director, whether before or after the meeting, shall be equivalent to the giving of notice of the meeting to such Director. In addition, attendance at a meeting, unless the attendance is for the sole purpose of disputing proper notice, shall be deemed a Waiver of Notice for that particular meeting.

Section 6.11 Action of Directors Without a Meeting. Any action required to be taken or which may be taken at a meeting of Directors, may be taken without a meeting if each Director then serving on the Board provides their written consent to such action and such written consent may be provided electronically, as long as the President or Secretary of the Board is able to determine from the electronic communication that a Director has provided their written consent electronically.

Section 6.12 Participation by Electronic Means. The Board may permit any Director to participate in a regular or special meeting by, or conduct the meeting through the use of, any means of communication by which all Directors participating may hear each other during the meeting. A Director participating in a meeting by this means is deemed to be present in person at the meeting.

ARTICLE VII. POWERS AND DUTIES OF THE BOARD

Section 7.1 Powers. The Board shall have those powers and duties as set forth in the Second Amended and Restated Condominium Declaration for the Reynolds Farm Condominiums, as it may be amended from time to time, the Colorado Common Interest Ownership Act, as it may be amended from time to time and the Colorado Revised Nonprofit Corporation Act, as it may be amended from time to time.

Section 7.2 Limitation on Powers. The Board may not act on behalf of the Association to amend the Declaration, to terminate this Project, or to elect members of the Board or determine the qualifications, powers and duties, or terms of office of Board members, but the Board may fill vacancies in its membership for the unexpired portion of any term.

Section 7.3 Conflicts of Interest. If any contract, decision, or other action taken by or on behalf of the Board would financially benefit any member of the Board, or a descendent, an ancestor, a sibling, the spouse or descendent of a sibling, an estate or trust in which the director or a party related to a director has a beneficial interest, or an entity in which a party related to a director is a director, officer, or has a financial interest, then, in advance of entering into that contract, making the decision or taking the action, the interested Board member shall disclose the material facts as to the director's relationship or interest and as to the conflicting interest transaction and shall recuse himself or herself from discussing the matter with the Board or voting on the matter. The Board may in good faith authorize, approve, or ratify the conflicting interest transaction by the affirmative vote of a majority of the disinterested directors, even though the disinterested directors are less than a quorum.

ARTICLE VIII. OFFICERS

Section 8.1 Officers, Employees and Agents. The officers of the Association shall consist of a President, a Secretary, a Treasurer and may include one or more Vice Presidents and

such other officers, assistant officers, employees and agents as may be deemed appropriate or necessary by the Board from time to time. The offices of President and Secretary may not be held by the same person. However, any person may simultaneously hold two or more of any of the other offices, subject to any applicable requirements or limitations contained in the Declaration, Articles of Incorporation, or these Bylaws.

Section 8.2 Appointment and Term of Office of Officers. The officers shall be elected or appointed by acclamation by the Board at the first meeting of the Board held subsequent to the annual meeting of the Members, and shall hold office for one (1) year, unless the officer sooner resigns or is removed, or shall otherwise be disqualified to serve.

Section 8.3 Removal of Officers. Any officer, employee or agent may be removed by the Board, with or without cause, whenever in the Board's judgment the best interests of the Association will be served thereby.

Section 8.4. Resignation of Officers. Any officer may resign at any time by giving written notice to the President, to the Secretary or to the Board stating the effective date of such resignation. Acceptance of such resignation shall not be necessary to make the resignation effective.

Section 8.4 Vacancies in Offices. Any vacancy occurring in any office may be filled by the Board. An officer appointed to fill a vacancy shall be appointed for the unexpired term of its predecessor in office.

Section 8.5 President. The President shall be a member of the Board and shall be the principal executive officer of the Association. The President shall preside at all meetings of the Board and at all meetings of the Members. In the event the President is unable to attend a meeting of the Board or a meeting of the Members, and if a Vice President has not been elected or appointed pursuant to Section 8.2 of these Bylaws, the President shall designate another Officer to act in his or her stead at such meeting.

Section 8.6 Vice Presidents. The Vice President(s), if appointed, may act in place of the President in case of his/her death, absence or inability to act, and shall perform such other duties and have such authority as is from time to time delegated by the Board or by the President.

Section 8.7 Secretary. The Secretary shall be the custodian of the records of the Association; shall see that all notices are duly given in accordance with the provisions of these Bylaws and as required by law and that the books, reports and other documents and records of the Association are properly kept and filed; shall take or cause to be taken and shall keep minutes of the Board and of committees of the Board; shall keep at the principal office of the Association a record of the names and addresses of the Members; and, in general, shall perform all duties incident to the office of Secretary and such other duties as may, from time to time, be assigned by the Board or by the President. The Board may appoint one or more Assistant Secretaries who may act in place of the Secretary for whatever reason, including in case of death, absence or

inability to act. In the event the Association is managed by a community association manager, the duties of the Secretary shall be delegated to such community association manager and the Secretary shall be responsible for ensuring that the duties are carried out by the community association manager.

Section 8.8 Treasurer. The Treasurer shall be responsible for overseeing the deposit of all funds in such depositories as shall be designated by the Board; shall keep correct and complete financial records and books of account and records of financial transactions and condition of the Association and shall submit such reports thereof as the Board may, from time to time, require; shall arrange for the annual reports required by these Bylaws; and, in general, shall perform all the duties incident to the office of Treasurer and such other duties as may from time to time be assigned to it by the Board or by the President. The Board may appoint one or more Assistant Treasurers who may act in place of the Treasurer for whatever reason, including in case of death, absence or inability to act. In the event the Association is managed by a community association manager, as determined by the Board, specified duties of the Treasurer shall be delegated to such community association manager and the Treasurer shall be responsible for ensuring that the duties are carried out by the community association manager and shall also be responsible for approving invoices for payment by the Association.

Section 8.9 Bonds. The Association shall obtain fidelity bonds or insurance, if reasonably available, covering officers or other persons handling funds of the Association.

ARTICLE IX. INDEMNIFICATION OF OFFICIALS AND AGENTS

Section 9.1 Certain Definitions. A "Corporate Official" shall mean any director or officer, and any former director or officer, of the Association. A "Corporate Employee" shall mean any employee, and any former employee, of the Association. "Corporate Official" and "Corporate Employee" shall not include any officer, director, agent or employee of any managing agent employed by the Association, and no such person shall have a right of indemnification hereunder. "Expenses" shall mean all costs and expenses including attorneys fees, liabilities, obligations, judgments and any amounts paid in reasonable settlement of a Proceeding. "Proceeding" shall mean any claim, action, suit or proceeding, civil or criminal, whether threatened, pending or completed, and shall include appeals.

Section 9.2 Right of Indemnification. The Association shall indemnify any Corporate Official and may, in the discretion of the Board, indemnify any Corporate Employee, against any and all Expenses actually and reasonably incurred by or imposed upon it in connection with, arising out of, or resulting from, any Proceeding in which it is or may be made a party by reason of (a) actual or alleged error or misstatement or misleading statement or act or omission or neglect or breach of duty while acting in an official capacity as a Corporate Official or Corporate Employee, or (b) any matter claimed against it solely by reason of being a Corporate Official or Corporate Employee. The right of indemnification shall extend to all matters as to which a majority of directors of the Association by resolution, or independent legal counsel in a written

opinion, shall determine that the Corporate Official or Corporate Employee acted in good faith and such person reasonably believed that the conduct was in the Association's best interests and had no reasonable cause to believe that its conduct was improper or unlawful. The right of indemnification shall not extend to matters as to which the Corporate Official or Corporate Employee is finally adjudged in an action, suit or proceeding to have been liable for gross negligence or willful misconduct in the performance of its duty except to the extent that a court may determine, upon application, that despite such adjudication of liability, but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity. The right of indemnification shall not extend to any matter as to which said indemnification would not be lawful under the laws of the State of Colorado.

Section 9.3 Advances of Expenses and Defense. The Association may advance Expenses to, or where appropriate, may undertake the defense of, any Corporate Official or Corporate Employee, in a Proceeding provided that the Corporate Official or Corporate Employee shall comply with the requirements of C.R.S. 7-129-104.

Section 9.4 Rights Not Exclusive. The right of indemnification herein provided shall not be exclusive of other rights to which such Corporate Official or Corporate Employee may be entitled.

Section 9.5 Authority to Insure. The Association may purchase and maintain liability insurance on behalf of any Corporate Official or Corporate Employee against any liability asserted against it as a Corporate Official or Corporate Employee or arising out of its status as such, including liabilities for which a Corporate Official or Corporate Employee might not be entitled to indemnification hereunder.

ARTICLE X. NOTICE AND HEARING

Section 10.1 Notice and Hearing. Except for notice and hearing required prior to levying fines as set forth in the Association's Enforcement Policy, in all other instances where the Colorado Common Interest Ownership Act, as amended from time to time, the Colorado Revised Nonprofit Corporation Act, as amended from time to time, or the Association Documents require notice and hearing, the Board shall comply with a written policy adopted by the Board that provides:

- a. Not less than fifteen (15) days prior written notice of the action to be taken and the reasons for such action;
- b. An opportunity for the affected member ("Respondent") to be heard, orally or in writing, not less than five (5) days before the action to be taken by either the Board or a hearing committee appointed by the Board as provided herein;
- c. That the action taken shall be fair and reasonable taking into consideration all of

the relevant facts and circumstances.

For all purposes of this Section 10.1, notice shall be hand delivered or sent prepaid by United States mail to the mailing address of each Member or to any other mailing address designated in writing by the Member. Notice shall be deemed delivered, if hand delivered upon delivery, and if sent by United States mail, three (3) days after mailing.

Section 10.2 Hearing Committee. In any instance that requires a hearing, the President may appoint a hearing committee ("Hearing Committee") of three (3) natural Persons who need not be Members of the Association. In appointing the members of the Hearing Committee, the President must ensure that the members of the Hearing Committee be "Impartial Decision Makers" as that term is defined in C.R.S. 38-33.3-209.5. The President shall cause written notification of the names of the Hearing Committee members to be mailed to the Respondent at least ten (10) days before the date of the hearing. The decision of the President shall be final, except that the respondent may challenge any member of the Hearing Committee for cause because one or more of the members of the Hearing Committee are not Impartial Decision Makers at any time at least five (5) days prior to the taking of evidence at the hearing. In the event of such a challenge, the Board shall determine the sufficiency of the challenge, without the President voting. If such a challenge is sustained, the President shall appoint another member to replace the challenged member of the Hearing Committee. All decisions of the Board in this regard shall be final. Failure to timely challenge the members of the Hearing Committee shall be deemed acceptance of the members of the Hearing Committee. The Hearing Committee shall elect a chairman and appoint a hearing officer (who may be the same person as the chairman) who shall take evidence and ensure that a proper record of all proceedings is maintained.

ARTICLE XI. BOOKS AND RECORDS

Section 11.1 Books and Records.

a. The Association shall maintain and produce to Members, upon request, the following records which shall be deemed the sole records of the Association for the purpose of producing records to Members: records specifically defined in the Association's Declaration or these Bylaws; records the Association is required to disclose within ninety days after the end of the fiscal year as required by the Act; detailed records of receipts and expenditures affecting the operation and administration of the Association; Records of claims for construction defects and amounts received pursuant to settlement of those claims; minutes of all meetings of its Members and the Board; records of all actions taken by the Members or the Board without a meeting; records of all actions taken by any committee of the Board; written communications among, and votes cast by, members of the Board that are: (i) directly related to an action taken by the Board without a meeting pursuant to the Colorado Revised Nonprofit Corporation Act; or (ii) directly related to an action taken by the Board without a meeting pursuant to these Bylaws; a list of the names of all Members and the physical mailing address at which the Association communicated with them and showing the number of votes each Member is entitled to cast; the Association's current declaration, covenants, bylaws, articles of incorporation, rules and regulations,

responsible governance policies and other policies adopted by the Board; financial statements for the past three years and tax returns of the Association for the past seven years; a list of the names, electronic mail address, and physical mailing addresses of the current members of the Board and officers of the Association; the most recent Annual Report delivered to the Colorado Secretary of State; financial records sufficiently detailed to enable the Association to provide a Member with a written statement stating the amount of unpaid assessments currently levied against the Member's Unit; the Association's most current reserve study (if any); current written contracts to which the Association is a party and contracts for work performed within the past two years; records of Board of committee actions to approve or deny any requests for design or architectural approval from Members; ballots, proxies and other records related to voting by Members for one year after the election, action or vote; resolutions adopted by the Board relating to characteristics, qualifications, limitations and obligations of Members; and all written communications within the past three years sent to all Members.

b. Pursuant to the Act, the Board of Directors, at its discretion or as otherwise provided for in a policy adopted by the Board, may withhold the following documents from production to Members: architectural drawings, plans, and designs, unless released upon written consent of the legal owners of the drawings, plans or designs; contracts, leases, bids or records related to transactions to purchase or provide goods or services that are currently in or under negotiations; communications with legal counsel that are otherwise protected by attorney-client privilege or the attorney work product doctrine; disclosure of information in violation of law; records of an executive session of the Board; and records relating to or concerning individual Lots other than those of the requesting Member.

c. Pursuant to the Act, the Association is required to withhold the following records from production to Members: personnel, salary or medical records relating to specific individuals; personal identification and account information of Members, including bank account information, telephone numbers, electronic mail addresses, driver's license numbers and social security numbers. However, the Association is permitted to publish in an Association directory, the telephone number and electronic mail address of any Member who first provides written permission to the Association to disclose such information.

d. The Association is permitted to impose a reasonable charge, which may be collected in advance, to cover the costs of labor and materials necessary to provide copies of records to Members. All books and records of the Association shall be reasonably available for inspection by any Member or such Member's authorized agent. [Reasonably available] shall mean available for inspection at the Association's principal office, upon at least ten business days advance notice, during normal business hours to the extent that the request is submitted in writing and reasonably describes the records the Members is seeking to inspect and/or copy. Notwithstanding the above, all permitted books and records may also be inspected at the next regularly scheduled meeting of the Board if such meeting occurs within thirty (30) days after the request.

- e. Membership lists, or any part thereof, may not be:
 - 1. Obtained or used by any person for any purpose unrelated to a Member's interest as a member of the Association;
 - 2. Used to solicit money or property, unless such money or property will be used solely to solicit the votes of the Owners in an election to be held by the Association;
 - 3. Used for any commercial purpose; or
 - 4. Sold to or purchased by any person.

Section 11.2 Public Disclosure.

a. In the event the Association's address, designated agent, or management company changes, the Association shall make updated information available within ninety (90) days after the change including:

- 1. The name of the Association;
- 2. The name of the Association's designated agent or management company, if any;
- 3. A valid physical address and telephone number for both the Association and the designated agent or management company, if any;
- 4. The name of the Project;
- 5. The initial date of recording of the Declaration; and
- 6. The reception number or book and page for the main document that constitutes the Declaration.

b. Within ninety days after the end of each fiscal year, the Association shall make the following information available to Members upon reasonable notice in accordance with subparagraph c of this section:

- 1. The date on which its fiscal year commences;
- 2. Its operating budget for the current fiscal year;
- 3. A list of the Association's current assessments, including special assessments,

if any;

4. Its annual financial statements, including any amounts held in reserve for the fiscal year immediately preceding the current annual disclosure;
5. The results of its most recent available financial audit or review for the fiscal year immediately preceding the current annual disclosure;
6. A list of all Association insurance policies, including, but not limited to, property, general liability, Association director and officer professional liability, and fidelity policies. Such list shall include the company names, policy limits, policy deductibles, additional named insured, and expiration dates of the policies listed;
7. The Association's Bylaws, Articles and Rules and Regulations
8. The minutes of the Board and Member meetings for the fiscal year immediately preceding the current annual disclosure; and
9. The Association's responsible governance policies adopted under Section 38-33.3-209.5 of the Act.

c. It is the intent of this section to allow the Association the widest possible latitude in methods and means of disclosure, while requiring that the information be readily available at no cost to Members at their convenience. Disclosure shall be accomplished by one of the following means: Posting on an Internet web page with accompanying notice of the web address via first-class mail or e-mail; the maintenance of a literature table or binder at the Association's principal place of business; or mail or personal delivery. The cost of such distribution shall be accounted for as a Common Expense.

ARTICLE XII. MISCELLANEOUS

Section 12.1 Amendment of Bylaws. The Board shall have the power to alter, amend or repeal these Bylaws or any provision herein, or to adopt new Bylaws. Further, the Members, by a majority of votes present in person or by proxy at a meeting called for that purpose at which a quorum is present in person or by proxy at the commencement of the meeting, shall also have the power to alter, amend or repeal these Bylaws and to adopt new Bylaws. If, however, the Members make, amend or repeal any bylaw, the Board shall not thereafter amend the same in such manner as to defeat or impair the object of the Members in taking such action. These Bylaws may contain any provision for the regulation or management of the affairs of the Association not inconsistent with law, the Declaration or the Articles of Incorporation.

Section 12.2 Execution, Certification and Recording Amendments to Declaration. The

President, or the Vice President in the President's absence, and the Secretary of the Association shall prepare, execute, certify and record amendments to the Declaration on behalf of the Association.

Section 12.3 Statement of Account. The Association shall furnish to a Member, or to a First Mortgage or its designee, upon written request delivered personally or by certified mail, first class postage prepaid, return receipt, to the Association, a written statement setting forth the amount of unpaid Assessments currently levied against such Member's Unit. The statement shall be furnished within fourteen (14) calendar days after receipt of the request and is binding on the Association. The Association shall have the right to charge a reasonable fee for the issuance of such certificate.

Section 12.4 Corporate Reports. The Association shall 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 and shall pay the fee for such filing as prescribed by law.

Section 12.5 Fiscal year. The fiscal year of the Association shall begin on July 1 of each year and end the succeeding June 30 except that the first fiscal year shall begin on the date of incorporation. The fiscal year may be changed by the Board without amending these Bylaws.

Section 12.6 Share of Stock and Dividends Prohibited. The Association shall not have or issue shares of stock and no dividend shall be paid, and no part of the income shall be distributed to its Members, directors or officers. Notwithstanding the foregoing, upon dissolution or final liquidation thereof, the Association, may make distributions as permitted by the Declaration; but no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income or profit.

Section 12.7 Loans to Directors, Officers and Members Prohibited. No loan shall be made by the Association to its Members, directors or officers, and any director or officer who assents to or participates in the making of any such loan shall be liable to the Association for the amount of such loan until the repayment thereof.

Section 12.8 Limited Liability. Except as may otherwise be provided by law, the Association, the Board, and any officer, director, Member, agent or employee of any of the same, shall not be liable to any Person for any action or for any failure to act if the action taken or failure to act was in good faith and without malice.


Section 12.9 Minutes. Minutes or any similar records of the meetings of Members or of the Board, when signed by the Secretary or acting Secretary of the meeting, shall be presumed to truthfully evidence the matters set forth therein. A recitation in any such minutes that notice of the meeting was properly given shall be prima facie evidence that the notice was given.

Section 12.10 Checks, Drafts and Documents. All checks, drafts or other orders for


payment of money, notes or other evidence of indebtedness, issued in the name of or payable to the Association, shall be signed or endorsed by such person or persons, and in such manner as, from time to time, shall be determined by resolution of the Board.

Section 12.11 Execution of Documents. The Board, except as these Bylaws otherwise provide, may authorize any officer or officers, agent or agents, to enter into any contract or execute any instrument in the name and on behalf of the Association, and such authority may be general or confined to specific instance; and unless so authorized by the Board, no officer, agent or employee shall have any power or authority to bind the Association by any contract or engagement or to pledge its credit or to render it liable for any purpose or in any amount.

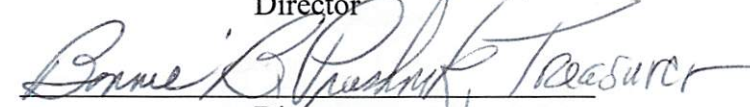
IN WITNESS WHEREOF, we, being all of the Directors The Reynolds Farm Condominium Association have hereunto set our hands this _____ day of _____, 2022.



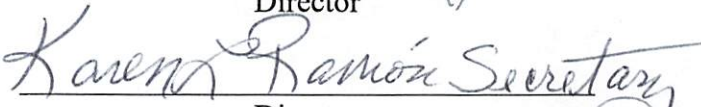
President
Director



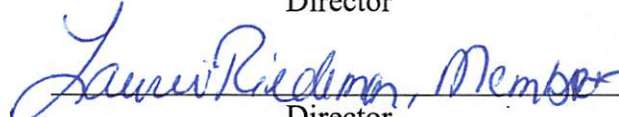
Vice Pres.
Director



Treasurer
Director



Secretary
Director

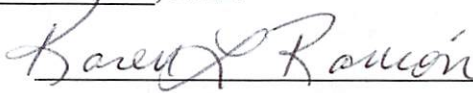


Member
Director

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of The Reynolds Farm Condominium Association, a Colorado nonprofit corporation, and that the foregoing Bylaws constitute the Bylaws of said Association, as duly adopted by a vote of a majority of a quorum of Members cast by a written ballot in compliance with the Revised Colorado Nonprofit Corporation Act.

Signed this 8th day of August, 2022.



Secretary