

AMENDMENT TO CONDOMINIUM DECLARATION
609 ZUNI CONDOMINIUMS

The undersigned Owners of Units 1, 2, 3 and 4 of the 609 Zuni Condominiums, unanimously agree to the following amendments to the Condominium Declaration For 609 Zuni Condominiums, attached as an Exhibit to the Disclosure Statement filed in Book M-451, pages 332-391, records of Taos County, New Mexico:

I. Article VI of the Declaration is hereby replaced in its entirety as follows:

Right to Rent Units: "Units may be rented or leased by Unit Owners, provided however, the minimum length of any rental or lease shall be thirty (30) days."

II. Article IX, Section 9.4 of the Declaration is hereby replaced in its entirety as follows:

9.4 Annual Assessment. "The initial annual assessment shall be \$840 per Unit. Thereafter, the annual assessment may be increased or decreased with the consent of three-fourths (3/4) of the Unit Owners. The Board of Directors of the Association may elect to have the annual assessments paid in annual, semi-annual, quarterly or monthly installments. Effective January 1, 2008, and until changed by the Board of Directors, installments shall be paid quarterly, due on January 1st, April 1st, July 1st, and October 1st of each year, and the initial quarterly payment amount shall be \$210 per Unit."

III. The last sentence of Article IX, Section 9.8 of the Declaration is hereby amended to read as follows: "Effective January 1, 2008, and until changed by the Association, the assessment year shall begin on January 1 and end on December 31."

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Except for this amendment to the last sentence, the rest of Section 9.8 shall remain unchanged.

IV. The first two sentences of Article IX, Section 9.9 of the Declaration are hereby amended to read as follows: **Effect of Nonpayment of Assessments: Remedies of the Association.** "Any assessment not paid within ten (10) days after the due date shall bear interest from the due date at the rate of eighteen percent (18%) per annum. In addition, the Association shall be entitled to a one-time late fee of ten percent (10%) of the principal amount of unpaid assessments which are ten (10) days late." Except for this amendment to the first two sentences, the rest of Section 9.9 shall remain unchanged.

WITNESS our hands and seals this _____ day of October, 2007.

Unit 1 Owner

ESTATE OF DAN J. OLDANI, Deceased

By: Mary Jane Leslie
MARY JANE LESLIE,
Personal Representative

Unit 3 Owner

William H. Jensen TRUSTEE
WILLIAM H. JENSEN, Trustee of the
WILLIAM H. JENSEN TRUST, U/T/A
dated September 14, 1993

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Unit 2 Owners

William A. Byas
WILLIAM A. BYAS

Tracy R. Brewer
TRACY R. BREWER

Unit 4 Owners

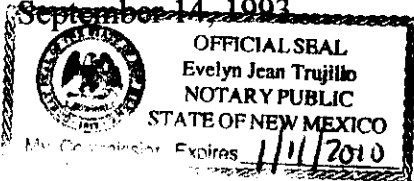
Rudolph J. Escobedo
RUDOLPH J. ESCOBEDO

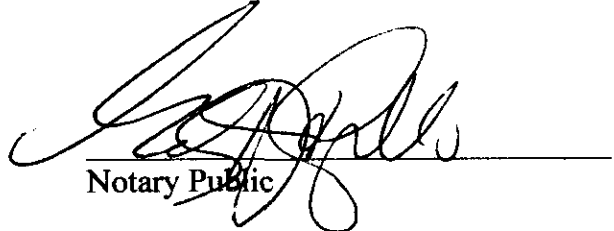
Eloise M. Escobedo
ELOISE M. ESCOBEDO

ACKNOWLEDGMENT IN A REPRESENTATIVE CAPACITY

STATE OF NEW MEXICO)
) ss.
COUNTY OF TAOS)

This instrument was acknowledged before me on October 18th, 2007 by
WILLIAM H. JENSEN, as Trustee of the WILLIAM H. JENSEN TRUST, U/T/A dated
~~September 14, 1993~~





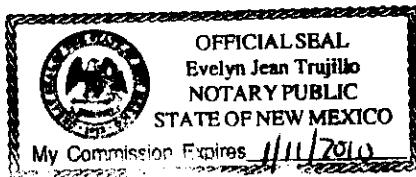
Notary Public

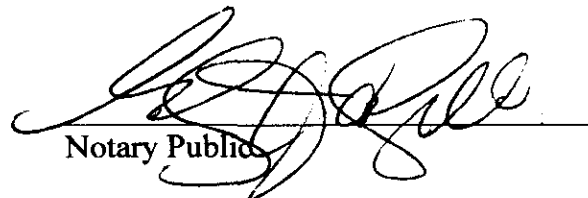
My Commission Expires:

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

STATE OF NEW MEXICO)
) ss.
COUNTY OF TAOS)

This instrument was acknowledged before me on October 18th, 2007 by
RUDOLPH J. ESCOBEDO and ELOISE M. ESCOBEDO, husband and wife.





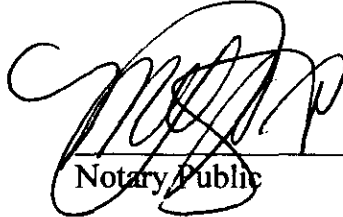
Notary Public

My Commission Expires:

ACKNOWLEDGMENT IN A REPRESENTATIVE CAPACITY

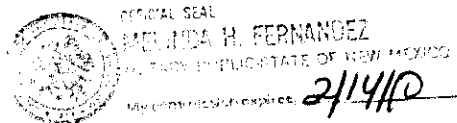
STATE OF NEW MEXICO)
) ss.
COUNTY OF TAOS)

This instrument was acknowledged before me on October 19th, 2007 by
MARY LANE LESLIE, as Personal Representative of the ESTATE OF DAN J. OLDANI,
Deceased.



Notary Public

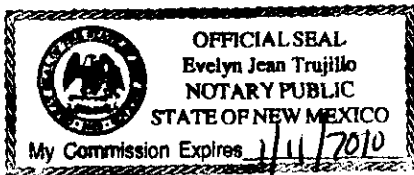
My Commission Expires:

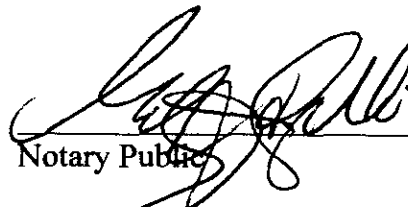


ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

STATE OF NEW MEXICO)
) ss.
COUNTY OF TAOS)

This instrument was acknowledged before me on October 18th, 2007 by
WILLIAM A. BYAS, a single person.





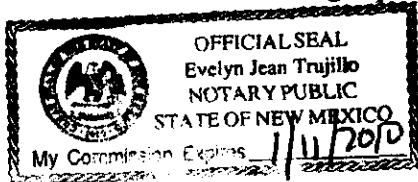
Notary Public

My Commission Expires:

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

STATE OF New Mexico
COUNTY OF Taos) ss.

This instrument was acknowledged before me on November 1, 2007 by
TRACY R. BREWER, a single person.



[Signature]
Notary Public

My Commission Expires:

