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Via E-Mail Only

Board of Directors
LiftView

*Re. Recent changes to proposed Amended & Restated Condominium Declaration,
Article of Incorporation, and Bylaws*

Dear Board:

Per the request of the Board of Directors (the "Board") of LiftView (the "Association"), this letter briefly explains and summarizes certain recent changes to the proposed Amended & Restated Condominium Declaration, Article of Incorporation, and Bylaws (collectively, "Amended and Restated Documents") resulting from the four owners meetings held about the Amended and Restated Documents.

Background. A number of years ago the Association decided to amend and restate its governing documents and engaged a different law firm (Hindman Sanchez) to prepare the Amended and Restated Documents. The Amended and Restated Documents are intended to and upon approval will replace in their entirety the existing Declaration of Condominium, Articles of Incorporation and Bylaws. The Amended and Restated Documents were prepared by that other firm but the approval process was not initiated or completed. In the fall of 2008, my firm, which serves as general counsel to the Association, was asked to step-in to assist with a series of owners meetings about and the approval process for the Amended and Restated Documents. As a result of the four owners meetings recently held about the Amended and Restated Documents, certain revisions and changes were agreed-to and have been made. Those recent changes are shown on the red-line versions of the Amended and Restated Documents posted on the Association's website. The bold-face notes appearing on the red-line versions are from the Hindman Sanchez firm and are not a result of the recent owners meetings. Certain of the more important changes resulting from the meetings are discussed below.

Change Name to LiftView. All of the Amended and Restated Documents have been revised to officially and legally change the name of the condominium community from "Sunridge at Avon" to "LiftView" and the name of the Association from "Sunridge at Avon Homeowners Association, Inc." to "LiftView Homeowners Association."

Amended and Restated Declaration. Certain of the more important recent changes to the Amended and Restated Declaration resulting from the meetings are as follows.

Allocated Interests (Section 3.5 and Exhibit B). Revised to maintain the existing allocated interests of one vote per unit, and percentage of liability for common expenses at 0.5845% for two-bedroom units and 0.8213% for three-bedroom units.

Parking Spaces (Sections 4.4 & 7.8). Revised to maintain parking spaces and areas as general common elements instead of as limited common elements. This section further recognizes the authority of the Association to build garages or carports.

Special Assessments (Section 6.4). Revised to permit the Association to continue its practice of levying certain special assessments equally against all Units, instead of in accordance with the percentage of liability for Common Expenses as set forth in Section 3.5 where the expenses covered by a Special Assessment are equal for each and every Unit regardless of the size of the Unit.

Short-term Leasing Restriction (Section 7.2(b)). Revised to change the duration of prohibited short-term occupancies and rentals from less than six months to less than one month.

Restrictions on pets (Section 7.4). Authorize the Association to prohibit tenants (not owners) from keeping pets.

Arbitration (Sections 12.1(f)-(j)). Added an arbitration requirement as was in the original Declaration.

Amended and Restated Bylaws. Certain of the more important recent changes to the Amended and Restated Bylaws resulting from the meetings are as follows.

Suspension of Voting Rights (Section 3.2). Revised to prohibit suspension of an owner's voting rights due to a fine while an appeal of the fine is pending.

Quorum of Members (Section 4.6). Revised to increase the quorum requirement for a meeting of members from 10% to 25%. The original Declaration has a quorum requirement of one-third of all members.

Number of Directors (section 5.1). Revise to maintain a range in the number of Directors of not less than three not more than nine. This is the current arrangement.

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The Amended and Restated Articles of Incorporation had no noteworthy recent changes, in addition to changing the name to LiftView. Please let me know if the Board or any of the owners have any questions or concerns regarding this.

Sincerely,

WOLF & ASSOCIATES, P.C.

/s/ Daniel F. Wolf

Daniel F. Wolf

DWF/jc