

BYLAWS
OF
PRISTINE POINT
OWNERS' ASSOCIATION, INC.

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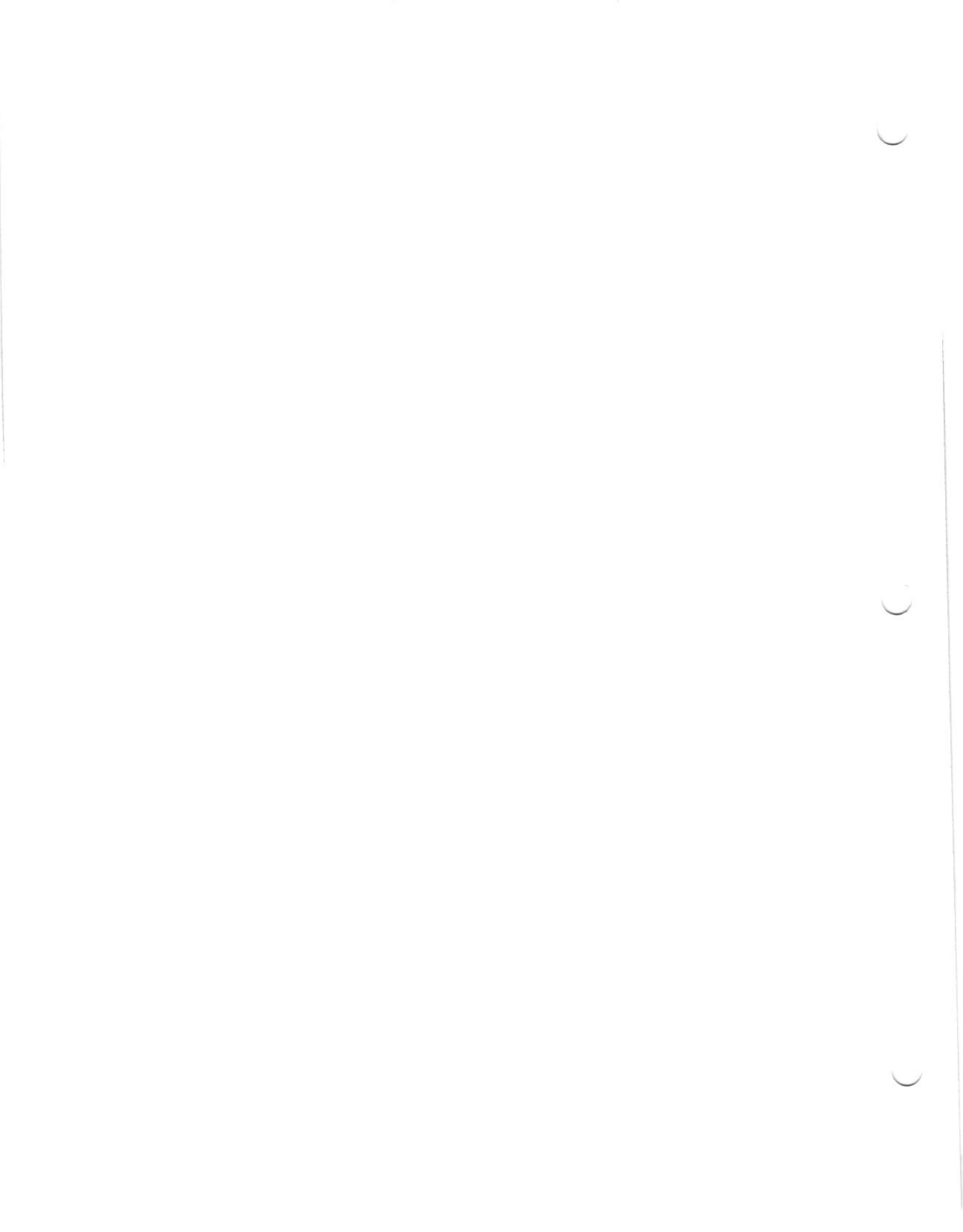
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**BYLAWS
OF
PRISTINE POINT
OWNERS' ASSOCIATION, INC.**

ARTICLE 1. PURPOSE AND ACCEPTANCE.

1.1 **Purpose.** The purpose for which the Pristine Point Owners' Association, Inc. (the "Association"), is formed is to maintain and improve the common elements, roads and driveways within Pristine Point at Crested Butte (the Subdivision) and to enforce the protective covenants ("Declaration") imposed upon the Subdivision.

1.2 **Acceptance and Ratification.** All present or future owners or tenants or any other person that might use in any manner any of the Lots or common elements of the Subdivision are subject to the provisions of these Bylaws. Acquisition, rental or occupancy of any of the Lots shall constitute acceptance and ratification of these Bylaws and shall signify that they will be complied with.

1.3 **Definitions.** Terms used in these Bylaws are defined by the *Colorado Common Interest Ownership Act* (§ 38-33.3-101, *et seq.*, C.R.S. 2001), the Declaration of Protective Covenants for the Subdivision (recorded October 8, 1997 in the records of the Clerk and Recorder of Gunnison County, Colorado at Reception No. 478905) and any Amendments thereto (Declaration).

ARTICLE 2. MEMBERSHIP, VOTING, PROXIES.

2.1 **Membership.** The membership of this Association shall consist exclusively of all Lot owners. There shall be one (1) Membership in the Association for each Lot, which Membership shall be appurtenant to the fee simple title to such Lot. The Owner of a Lot shall automatically be the holder of the Membership appurtenant to that Lot and the Membership for that Lot shall automatically pass with fee simple title to that Lot. If fee simple title to a Lot is held by more

