RECEPTION#: 20080042100, 07/01/2008 at 11:00:40 AM, 1 OF 28, R $141.00 TD Pgs: 0 Scott Doyle, Larimer County, CO

AMENDMENT TO
CONDOMINIUM DECLARATION FOR
EAGLE VIEW CONDOMINIUMS

The Condominium Declaration for Eagle View Condominiums was recorded at Book 2100, Page 196, in the Larimer County, Colorado, records, on January 28, 1981. Amendments to the Declaration were recorded at Book 2126, Page 260, on July 29, 1981; Book 2277, Page 168, on June 19, 1984; and at Reception Number 92044881, on July 29, 1992.

The undersigned are the owners of no less than 60% of all of the condominium units, as well as no less than 60% of all the unit owners.

The Condominium Declaration, as amended, is hereby further amended, as follows:

Paragraph (d) (General Common Elements) of Article I (Definitions), is hereby deleted.

Paragraph (e) (Limited Common Elements) of Article I (Definitions), is hereby deleted.

Paragraph (i) (Common Expenses) of Article I (Definitions, is hereby amended by changing the first phrase to read as follows: (i ) Expenses of administration, operation, management and maintenance & repair of the general common elements;

Article III (Limited Common Elements) is amended to read, in its entirety, as follows:

ARTICLE III

Common Elements

(a) General Common Elements. All common elements shall be general common elements unless otherwise set forth herein regardless of any designations to the contrary on the Condominium Map and Amendments to the Map. The buildings and the land shall be general common elements except as set forth in Article III of this Amendment. None of the general common elements may be changed to limited common elements without a prior unanimous vote of the voting member of the Association, in which event the vote shall be whether or not to adopt a specific plan to allocate specific general common elements to specific limited common elements. None of the common elements may be conveyed to any person or entity other than as appurtenant to a unit.

(b) Limited Common Elements. Limited common elements shall be as follows, regardless of any designations to the contrary on the Condominium Map and Amendments to the Map. The following shall be limited common elements: decks, patios, porches, balconies, utility service lines which serve only one unit; interior walls and ceilings of a unit through the sheet rock; and floors of unit through the decking; doors and windows of a unit, and the inside of exterior walls of a unit to the framing studs.

Limited common elements are reserved for the use by the owners of the unit to which they apply and are appurtenant, except by invitation of those owners to others. No limited common element may be changed in size, location appearance or otherwise without the prior written consent of the Board of Directors of the Association. None of the limited common elements may be changed to general common elements without a prior unanimous vote of the voting members of the Association, in which event the vote shall be whether or not to adopt a specific plan to allocate any

Return to:
JOHN G. PHIPPS
Attorney at Law
P.O. Box 1569
Estes Park, CO 80517

RECEPTION#: 20080042100, 07/01/2008 at 11:00:40 AM, 2 OF 28, Scott Doyle, Larimer County, CO

of the limited common elements to general common elements. None of the limited common elements may be conveyed to any person or entity other than as appurtenant to a unit. The Board of Directors may adopt rules and regulations regarding the use of limited common elements.

Paragraph (a) of Article XIV (Maintenance Responsibility of Unit Owner) is amended by the addition of the following sentence: The expenses of maintenance and repair (including damage caused by fire or casualty) of limited common elements shall be an expense to the unit owner to which the limited common element is appurtenant, unless damage is caused by another unit owner or by the Association.

Paragraph (a) of Article XV (Maintenance of Common Elements) is amended to read, in its entirety, as follows:

(a) The maintenance and operation of the general common elements shall be the responsibility and the expense of the Association and a common expense of all of the owners.

Paragraph (a) of Article XIX (Insurance) is amended to read, in its entirety, as follows:

(a) The Board of Directors of the Association shall obtain and maintain fire, casualty & extended coverage, insurance coverage on the general common elements, together with exterior premises liability insurance coverage, as a common expense. The insurance deductible portion of any occurrence will be paid by the unit owner or owners for damage caused by them or arising from their unit. Furthermore, unit owners shall be responsible for obtaining their own insurance coverage for their contents, their units and limited common elements, and for damage they may cause or arising from their unit to another unit and limited common elements of others.

The Board of Directors shall also maintain workers compensation insurance coverage as required by law.

Article XVII (Revocation or Amendment of Declaration) is amended to read, in its entirety, as follows:

ARTICLE XVII

Revocation or Amendment of Declaration or Map

This Declaration and the Condominium Map may be revoked only by the unanimous written consent of all of the owners of all of the units and of all of the holders of deeds of trust or mortgages against units.

Except to the extent otherwise provided herein or by the Colorado Common Interest Ownership Act, this Declaration and the Condominium Map may be amended only in writing, which amendment must include the signatures of all of the owners of no less than sixty percent of the units.