

BK2126 PG0260

421623

1991 JUL 23 PM 12:00

COUNTY OF LARIMER

STATE OF COLORADO

AMENDMENT TO
CONDOMINIUM DECLARATION
FOR
EAGLE VIEW CONDOMINIUMS

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, EAGLE VIEW, a partnership (hereinafter "Declarant"), did file for record with the Clerk and Recorder's Office of the County of Larimer, State of Colorado, on January 28, 1981, in Book 2100 at Page 196 a Condominium Declaration for Eagle View Condominiums dated January 14, 1981, and

WHEREAS, said declaration affects the real property more particularly described in Exhibit "A", attached hereto and made a part hereof; and

WHEREAS, Declarant desires to amend said declaration.

NOW, THEREFORE, Declarant does hereby publish and declare that said Condominium Declaration is hereby amended as follows:

1. The following is added as Paragraph (1) to Article I, Definitions:

(1) Mortgage, Mortgagor, Mortgagee. As used herein, Mortgage shall also be construed to mean Deed of Trust, Mortgagor shall also be construed to mean the grantor of a Deed of Trust, and Mortgagee shall also be construed to mean the holder of a Deed of Trust.

2. Paragraph (b), Article XXIX, General Reservations, is amended to read as follows:

(b) Notwithstanding any other provisions expressly or impliedly to the contrary contained in the Declaration, the Articles of Incorporation or By-Laws of the Association, Declarant reserves the right to exercise the rights, duties and functions of the Board of Directors of the Association until all of the condominium units have been sold or until seven (7) years from the date hereof, whichever occurs first. During such period of development and sale, the monthly assessment for common expenses shall be based upon the estimate of the actual cost excluding therefrom any estimated amount for contingencies, reserves or sinking funds, and Declarant shall pay its prorata share thereof for those condominium units which have been completed, are ready for occupancy and are depicted on the condominium map or section thereof which has been filed for record.

3. Paragraph (c), Article II, Division of Property Into Condominium Units, is amended to read as follows:

(c) Declarant at its sole discretion further reserves the right prior to completion of the condominium project to construct one (1) additional building containing two (2) additional units. If such additional building is constructed, such change shall be reflected by amendment to Exhibit "B" and the condominium map, which amendment shall set forth the reapportioned undivided interests of the entire condominium project.

IN WITNESS WHEREOF, Declarant has duly executed this Amendment to Condominium Declaration for Eagle View Condominiums this day of July, 1981.

BK 2126 PE 0262

EXHIBIT "A"

Legal Description

Lot 4,
SOUTH ST. VRAIN ADDITION to the Town of Estes Park,
County of Larimer,
State of Colorado