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CONDOMINIUM DECLARATION
OF
EDWARDS VILLAGE CENTER


630815 08/18/1997 03:00P B734 P859
1 of 41 R 206.00 D 0.00 Sara J Fisher, Eagle, CO

TABLE OF CONTENTS

RECITALS

ARTICLE 1

DECLARATION AND SUBMISSION

Section 1.1 Declaration

ARTICLE 2

DEFINITIONS

Section 2.1 "Agency"

Section 2.2 "Allocated Interests"

2.2.1 Percentage Share of Common Elements and Common Expenses

2.2.2 "Voting"

Section 2.3 "Articles"

Section 2.4 "Annual Assessment"

Section 2.5 "Assessments"

Section 2.6 "Association"

Section 2.7 "Association Documents"

Section 2.8 "Bylaws"

Section 2.9 "Clerk and Recorder"

Section 2.10 "Common Element"

2.10.1 "General Common Elements"

2.10.2 "Limited Common Elements"

Section 2.11 "Common Expenses"

Section 2.12 "County"

Section 2.13 "Declaration"

Section 2.14 "Executive Board"

Section 2.15 "First Mortgage"

Section 2.16 "First Mortgagee"

Section 2.17 "Manager"

Section 2.18 "Map"

Section 2.19 "Member"

Section 2.20 "Mortgage"

Section 2.21 "Mortgagee"

Section 2.22 "Owner"

Section 2.23 "Project"

2.23.1 "Property"

2.23.2 "Expansion Property"

Section 2.24 "Unit"

Section 2.25 "Successor Declarant"

Section 2.26 "Supplemental Declaration"

Section 2.27 "Supplemental Map"

ARTICLE 3

NAME, DIVISION INTO UNITS

- Section 3.1 Name
- Section 3.2 Association
- Section 3.3 Number of Units
- Section 3.4 Identification of Units
- Section 3.5 Description of Units; Use

ARTICLE 4

MEMBERSHIP AND VOTING RIGHTS; ASSOCIATION OPERATIONS

- Section 4.1 The Association
- Section 4.2 Transfer of Membership
- Section 4.3 Membership
- Section 4.4 Declarant Control
- Section 4.5 Books and Records
- Section 4.6 Manager
- Section 4.7 Rights of Action
- Section 4.8 Implied Rights and Obligations
- Section 4.9 Notice
- Section 4.10 Common Elements
- Section 4.11 Limited Common Elements

ARTICLE 5

POWERS OF THE EXECUTIVE BOARD OF THE ASSOCIATION

ARTICLE 6

MECHANIC'S LIENS

- Section 6.1 No Liability
- Section 6.2 Indemnification
- Section 6.3 Association Action

ARTICLE 7

EASEMENTS

- Section 7.1 Recorded Easements
- Section 7.2 Declarant's Rights Incident to Construction
- Section 7.3 Utility Easements
- Section 7.4 Reservation of Easements, Exceptions and Exclusions
- Section 7.5 Emergency Access Easement
- Section 7.6 Association as Attorney-in-Fact

ARTICLE 8

MAINTENANCE

- Section 8.1 Maintenance by Owners
- Section 8.2 Owner's Failure to Maintain or Repair
- Section 8.3 Maintenance by Association
- Section 8.4 Association Maintenance as Common Expense
- Section 8.5 Easement for Maintenance
- Section 8.6 Limited Common Element Damage



Section 8.7 Association Power

ARTICLE 9

INSURANCE

- Section 9.1 General Insurance Provisions
- Section 9.2 Certificates of Insurance; Cancellation
- Section 9.3 Insurance Proceeds
- Section 9.4 Insurer Obligation
- Section 9.5 Repair and Replacement
- Section 9.6 Common Expenses
- Section 9.7 Fidelity Insurance
- Section 9.8 Workers' Compensation Insurance
- Section 9.9 Other Insurance

ARTICLE 10

ASSESSMENTS

- Section 10.1 Obligation
- Section 10.2 Budget
- Section 10.3 Annual Assessments
- Section 10.4 Apportionment of Annual Assessments
- Section 10.5 Special Assessments
- Section 10.6 Default Assessments
- Section 10.7 Effect of Nonpayment; Assessment Lien
- Section 10.8 Personal Obligation
- Section 10.9 Payment by Mortgagee
- Section 10.10 Statement of Status of Assessment Payment
- Section 10.11 Capitalization of the Association

ARTICLE 11

DAMAGE OR DESTRUCTION

- Section 11.1 The Role of the Executive Board
- Section 11.2 Estimate of Damages or Destruction
- Section 11.3 Repair and Reconstruction
- Section 11.4 Funds for Repair and Reconstruction
- Section 11.5 Disbursement of Funds for Repair and Reconstruction

ARTICLE 12

CONDEMNATION

- Section 12.1 Rights of Owners
- Section 12.2 Partial Condemnation; Distribution of Award; Reconstruction
- Section 12.3 Complete Condemnation

ARTICLE 13

ASSOCIATION AS ATTORNEY-IN-FACT

ARTICLE 14

RESERVED DEVELOPMENT AND SPECIAL DECLARANT RIGHTS

- Section 14.1 Reservation of Expansion and Withdrawal Rights



- Section 14.2 Supplemental Declarations and Supplemental Maps
- Section 14.3 Expansion and Definitions
- Section 14.4 Declaration Operative on New Units
- Section 14.5 Effect of Expansion
- Section 14.6 Termination of Expansion and Development

ARTICLE 15

DESIGN REVIEW

ARTICLE 16

MORTGAGEE'S RIGHTS

- Section 16.1 Distribution of Insurance or Condemnation Proceeds
- Section 16.2 Right to Pay Taxes and Charges
- Section 16.3 Audited Financial Statement
- Section 16.4 Notice of Action
- Section 16.5 Action by Mortgagee

ARTICLE 17

DURATION OF COVENANTS AND AMENDMENT

- Section 17.1 Term
- Section 17.2 Amendment
- Section 17.3 Revocation

ARTICLE 18

LIMIT ON TIMESHARING

ARTICLE 19

GENERAL PROVISIONS

- Section 19.1 Restriction on Declarant Powers
- Section 19.2 Enforcement
- Section 19.3 Severability
- Section 19.4 Conflicts Between Documents
- Section 19.5 Registration of Mailing Address
- Section 19.6 No Imperiling of Insurance
- Section 19.7 No Violation of Law
- Section 19.8 No Noxious, Offensive, Hazardous or Annoying Activities
- Section 19.9 No Unsightliness
- Section 19.10 Restriction on Animals
- Section 19.11 Restriction on Signs
- Section 19.12 No Violations of Rules
- Section 19.13 Owner-Caused Damages
- Section 19.14 Compliance with Provisions of Declaration, Articles and Bylaws of the Association

EXHIBIT A - the "Property"

EXHIBIT B - the "Allocated" Interests

EXHIBIT C - the "Easements and Licenses" of Record

EXHIBIT D - the "Expansion Property"



**CONDOMINIUM DECLARATION OF
EDWARDS VILLAGE CENTER**

THIS CONDOMINIUM DECLARATION OF EDWARDS VILLAGE CENTER (the "Declaration") is made as of this ____ of _____, 1997, by Remonov,* Inc., a Colorado corporation (the "Declarant").

* & Company

RECITALS

Declarant is owner of that certain real property located in the County of Eagle, Colorado, more particularly described on the attached Exhibit A (the "Property").

Declarant desires to create a condominium common interest community pursuant to the Colorado Common Interest Ownership Act as set forth in Colorado Revised Statute § 38-33.3-101 et. seq. (the "Act") on the Property, the name of which is EDWARDS VILLAGE CENTER.

**ARTICLE 1
DECLARATION AND SUBMISSION**

Section 1.1 *Declaration.* Declarant hereby declares that the Property shall be held, sold and conveyed subject to the following covenants, restrictions and easements which shall run with the land and be binding on all parties and heirs, successors and assigns of parties having any right, title or interest in all or any part of the Property. Additionally, Declarant hereby submits the Property to the provisions of the Act.

**ARTICLE 2
DEFINITIONS**

The following words when used in this Declaration or any Supplemental Declaration shall have the following meanings:

Section 2.1 *"Agency"* means any agency or corporation that purchases or insures commercial mortgages.

Section 2.2 *"Allocated Interests"* means the undivided interest in the Assessments and votes in the Association allocated to each Unit as set forth in Exhibit B attached hereto. The formulas for the Allocated Interests are as follows:

2.2.1 *Percentage Share of Common Elements and Common Expenses:* The



ratio which the approximate net interior square footage of a Unit bears to the approximate total net interior square footage of all Units.

2.2.2 **"Voting"** Each Unit shall be allocated the number of votes equal to the same number which is described as a percentage interest in the common elements allocated to each Unit as set forth in Exhibit B.

Section 2.3 **"Articles"** mean the Articles of Incorporation for EDWARDS VILLAGE CENTER OWNERS ASSOCIATION, Inc. a Colorado non-profit corporation, currently on file with the Colorado Secretary of State, and any amendments that may be made to those Articles from time to time.

Section 2.4 **"Annual Assessment"** means the Assessment levied pursuant to an annual budget adopted no less frequently than annually by the Association.

Section 2.5 **"Assessments"** means the Annual, Special and Default Assessments levied pursuant to Article 10 below. Assessments are also referred to as a Common Expense Liability as defined under the Act.

Section 2.6 **"Association"** means EDWARDS VILLAGE CENTER OWNERS ASSOCIATION, Inc., a Colorado nonprofit corporation, and its successors and assigns.

Section 2.7 **"Association Documents"** means this Declaration, the Articles of Incorporation, the Bylaws, the Map and any procedures, rules, regulations or policies adopted under such documents by the Association.

Section 2.8 **"Bylaws"** means the Bylaws adopted by the Association, as amended from time to time.

Section 2.9 **"Clerk and Recorder"** means the office of the Clerk and Recorder in the County of Eagle, Colorado.

Section 2.10 **"Common Element"** means all portions of the Project other than the Units. The Common Elements are owned by the Owners and consist of General Common Elements and Limited Common Elements.

2.10.1 **"General Common Elements"** means all tangible physical properties of this Project except Limited Common Elements and the Units.

2.10.2 **"Limited Common Elements"** means those parts of the Common Elements which are either limited to or reserved in this Declaration, on a Map or by action of the Association, for the exclusive use of an Owner of a Unit or are limited to and reserved for the common use of more than one but fewer than all Owners.

Section 2.11 **"Common Expenses"** means (i) all expenses expressly declared to be common expenses by this Declaration or the Bylaws of the Association; (ii) all other expenses of administering, servicing, conserving, managing, maintaining, repairing or replacing the Common Elements; (iii) insurance premiums for the insurance carried under Article 9; and (iv) all expenses lawfully determined to be common expenses by the Executive Board.

Section 2.12 **"County"** means the County of Eagle, Colorado.

Section 2.13 **"Declaration"** means this Declaration and the Map, and amendments and supplements to the foregoing.



630815 08/18/1997 03:00P B734 P859

7 of 41 R 206.00 D 0.00 Sara J Fisher, Eagle, CO

Section 2.14 **"Executive Board"** means the governing body of the Association.

Section 2.15 **"First Mortgage"** means any Mortgage that is not subject to any monetary lien or encumbrance except liens for taxes or other liens that are given priority by statute.

Section 2.16 **"First Mortgagee"** means any person named as a mortgagee or beneficiary in any First Mortgage, or any successor to the interest of any such person under such First Mortgage.

Section 2.17 **"Manager"** means a person or entity engaged by the Association to perform certain duties, powers or functions of the Association, as the Executive Board may authorize from time to time.

Section 2.18 **"Map"** means the Condominium Map or Plat of the Project recorded with the Clerk and Recorder, depicting a plan and elevation schedule of all or a part of the Property subject to this Declaration and any supplements and amendments thereto.

Section 2.19 **"Member"** means every person or entity that holds membership in the Association.

Section 2.20 **"Mortgage"** means any mortgage, deed of trust or other document pledging any Unit or interest therein as security for payment of a debt or obligation.

Section 2.21 **"Mortgagee"** means any person named as a mortgagee or beneficiary in any Mortgage, or any successor to the interest of any such person under such Mortgage.

Section 2.22 **"Owner"** means the owner of record, whether one or more persons or entities, of fee simple title to any Unit, and "Owner" also includes the purchaser under a contract for deed covering a Unit with a current right of possession and interest in the Unit.

Section 2.23 **"Project"** means the common interest community created by this Declaration and as shown on the Map, consisting of the Property, the Units and the Common Elements.

2.23.1. **"Property"** means that certain real property located in the County of Eagle Colorado, more particularly described on Exhibit A, and such additions thereto as may hereafter be brought within the Project and within the regime of the Association.

2.23.2 **"Expansion Property"** means that certain real property located in the County of Eagle Colorado, more particularly described on Exhibit D, which may be added to the Property, in whole or in part.

Section 2.24 **"Unit"** means one individual airspace which is designated for separate ownership and which is contained within the perimeter windows, doors and unfinished surfaces of perimeter walls, floors and ceilings or otherwise as shown on the Map, together with the appurtenant interest in the Common Elements; provided however, a Unit need not be bounded on all sides by walls, in which case the boundaries shall be as designated on the Map."

Section 2.25 **"Successor Declarant"** means any person or entity to whom Declarant assigns any or all of its rights, obligations or interest as Declarant, as evidenced by an assignment or deed of record executed by both Declarant and the transferee or assignee and recorded with the Clerk and Recorder.

Section 2.26 **"Supplemental Declaration"** means an instrument which amends this



Declaration.

Section 2.27 — "*Supplemental Map*" means a supplemental Map of the Project which depicts any change in the Project through a Supplemental Declaration.

Each capitalized term not otherwise defined in this Declaration or in the Map shall have the same meanings specified or used in the Act.

ARTICLE 3

NAME, DIVISION INTO UNITS

Section 3.1 *Name.* The name of the Project is EDWARDS VILLAGE CENTER. The Project is a Condominium project pursuant to the Act.

Section 3.2 *Association.* The name of the Association is EDWARDS VILLAGE CENTER OWNERS ASSOCIATION, Inc. Declarant has caused the Association to be incorporated as a non-profit corporation under the laws of the State of Colorado.

Section 3.3 *Number of Units.* The initial number of Units in the Project subject to this Declaration is twenty four (24). The maximum number of units which may be subjected to the declarations is one hundred twenty four (124).

Section 3.4 *Identification of Units.* The identification number of each Unit is shown on the Map.

Section 3.5 *Description of Units; Use.*

3.5.1 Each Unit, the appurtenant interest in the Common Elements and the appurtenant use of Limited Common Elements, shall comprise one Unit, shall be inseparable and may be transferred, leased, devised or encumbered only as a Unit.

3.5.2 Any instrument affecting a Unit shall describe it by its Unit number, EDWARDS VILLAGE CENTER, County of Eagle, State of Colorado, according to the Map thereof recorded at Reception No. _____, and the Declaration recorded at Reception No. _____, in the records of the Clerk and Recorder of the County of Eagle, Colorado, as amended from time to time.

Every such description shall be good and sufficient for all purposes to sell, convey, transfer, encumber, or otherwise affect not only the Unit, but also the Common Elements and the right to use the Limited Common Elements appurtenant to such Unit. Subject to the easements, obligations, limitations, rights, encumbrances, covenants, conditions and restrictions created in this Declaration, each such description shall be construed to include: a non-exclusive easement for ingress and egress throughout, and for the use of, the Common Elements which are not Limited Common Elements; and the right to the appropriate and exclusive use of the appurtenant Limited Common Elements.

The reference to the Map and Declaration in any instrument shall be



deemed to include any and all supplements or amendments to the Map and Declaration, without specific reference thereto. Upon recordation of the Map and Declaration in the Office of the Clerk and Recorder of the County of Eagle, Colorado, such description shall be conclusively presumed to the therein described Unit.

Each Unit shall be used and occupied solely for commercial limited and commercial general purposes or any special uses permitted by the Eagle County Land Use Regulations, as amended, and any other uses which shall be only as permitted by and subject to the appropriate and applicable governmental zoning and use ordinances, rules and regulations from time to time in effect.

Notwithstanding the foregoing, Declarant, for itself and its successors and assigns, hereby retains a right to maintain any Unit or Units as sales offices, management offices, or caretaker residence so long as Declarant, or its successors or assigns, continues to be an Owner of a Unit. The use by Declarant of any Unit as an office or other use shall not affect the Unit's designation on the Plat as a separate Unit.

3.5.3 Each Owner shall be entitled to the exclusive ownership and possession of his Unit. Each Unit shall be used and occupied solely for commercial purposes in accordance with applicable governmental zoning and use ordinances, rules and regulations. A Unit may be held and owned by more than one person as joint tenants or as tenants in common, or by an entity or in any real property tenancy relationship recognized under the laws of the State of Colorado.

3.5.4 An Owner shall have the right to lease his Unit upon such terms and conditions as the Owner may deem advisable; provided, however, that (i) no leases shall be made for less than a 30-day period, (ii) all leases shall be in writing and shall provide that the lease is subject to the terms of this Declaration and the Bylaws, (iii) a Unit may be leased only for the uses provided hereinabove, and (iv) any failure of a lessee to comply with the terms of this Declaration, Articles of Incorporation, Bylaws or rules of the Association shall be a default under the lease enforceable by the Association as a third-party beneficiary, whether or not the lease contains such a provision.

3.5.5 Each Unit shall be considered a separate parcel of real property and shall be separately assessed and taxed. The Common Elements shall not be assessed separately but shall be assessed with the Units as provided pursuant to Colorado Revised Statutes Subsections 39-1-103(1) and 38-33.3-105(2). In the event that for a period of time any taxes or assessments are not separately assessed to each unit Owner, but are assessed in the Project as a whole, then each Unit Owner shall pay his proportionate share thereof in accordance with his percentage Ownership in the Common Elements.



630815 08/18/1997 03:00P B734 P859
10 of 41 R 206.00 D 0.00 Sara J Fisher, Eagle, C

ARTICLE 4

MEMBERSHIP AND VOTING RIGHTS; ASSOCIATION OPERATIONS

Section 4.1 *The Association.* Every Owner of a Unit shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Unit. The Association, through the Board or a managing agent, shall perform functions and hold and manage property as provided in this Declaration so as to further the interests of the Owners of Units in the Project. The Association shall have all the powers necessary or desirable to effectuate such purposes.

The Association shall provide for the care, operation, management, maintenance, repair and replacement of the Common Elements. Without limiting the generality of the foregoing, said obligation shall include the keeping of such Common Elements in good, clean, attractive, safe and sanitary condition, order and repair; removing from the Common Elements snow and any other materials which might impair access to the Project; keeping the Project safe, attractive and desirable; and making all necessary or desirable alterations, additions, betterments or improvements to or on the Common Elements.

The Association may undertake any activity, function or service for the benefit of or to further the interests of all, some or any Owners of Units on a self-supporting, special assessment or common assessment basis, as provided for in the Act.

The Association may obtain and may pay for the services of a professional Manager to manage its affairs, or any part thereof, to the extent it deems advisable, as well as such other personnel as the Association shall determine to be necessary or desirable for the proper operation of the Project, whether such personnel are furnished or employed directly by the Association or by any person with whom or with which the Association contracts. Any agreement for professional management of the Project, or any contract providing for services of the Declarant, may not exceed 1 year, and must provide for termination by either party with or without cause, and without payment of a termination fee, on 30 days' written notice.

Section 4.2 *Transfer of Membership.* An Owner shall not transfer, pledge or alienate his membership in the Association in any way, except upon the sale or encumbrance of his Unit and then only to the purchaser or Mortgagee of his Unit. The Association shall not create a right of first refusal on any Unit and Unit Owners may transfer ownership of their Units free from any such right.

Section 4.3 *Membership.* The Association shall have one (1) class of membership consisting of all Owners, including the Declarant so long as Declarant continues to own an interest in a Unit. Except as otherwise provided for in this Declaration, each Member shall be entitled to vote in Association matters as set forth in Section 2.2.2 above. Each Owner, including Declarant while Declarant owns any Unit, is subject to all the rights and duties assigned to Owners under the Association Documents.

Section 4.4 *Declarant Control.* Declarant shall be entitled to appoint and remove the members of the Association's Executive Board and officers of the Association to the fullest

extent permitted under the Act as set forth in Section 6.6 of the Association's Articles of Incorporation. The specific restrictions and procedures governing the exercise of Declarant's right to so appoint and remove Directors and officers are set out in the Articles and Bylaws of the Association. Declarant may voluntarily relinquish such power by recording a notice executed by Declarant with the Clerk and Recorder but, in such event, Declarant may at its option require that specified actions of the Association or the Executive Board as described in the recorded notice, during the period Declarant would otherwise be entitled to appoint and remove directors and officers, be approved by Declarant before they become effective.

Section 4.5 **Books and Records.** The Association shall make available for inspection, upon request, during normal business hours or under other reasonable circumstances, to Owners and to Mortgagees, current copies of the Association Documents and the books, records and financial statements of the Association prepared pursuant to the Bylaws. The Association may charge a reasonable fee for copying such materials.

Section 4.6 **Manager.** The Association may employ or contract for the services of a Manager to whom the Executive Board may delegate certain powers, functions or duties of the Association, as provided in the Bylaws of the Association. The Manager shall not have the authority to make expenditures except upon prior approval and direction by the Executive Board. The Association may obtain and pay for legal and accounting services necessary or desirable in connection with the operation of the Project or the enforcement of this Declaration; and may arrange with others to furnish power, water, trash collection, security, sewer and other services desired by the Owners.

Section 4.7 **Rights of Action.** The Association on behalf of itself and any aggrieved Unit Owner shall be granted a right of action against any and all Unit Owners for failure to comply with the provisions of the Association Documents, or with decisions of the Executive Board made pursuant to authority granted to the Association in the Association Documents. The Unit Owners shall have a right of action against the Association for failure to comply with the provisions of the Association Documents, or with decisions of the Executive Board made pursuant to authority granted to the Association in the Association Documents. In any action covered by this section, the Association or any Unit Owner shall have the right but not the obligation to enforce the Association Documents by any proceeding at law or in equity, or as set forth in the Association Documents, or by mediation or binding arbitration if the parties so agree. The prevailing party in any arbitration or judicial relief shall be entitled to reimbursement from the non-prevailing party or parties, for all reasonable costs and expenses, including attorneys' fees in connection with such arbitration or judicial relief. Failure by the Association or by any Owner to enforce compliance with any provision of the Association Documents shall not be deemed a waiver of the right to enforce any provision thereafter.

Section 4.8 **Implied Rights and Obligations.** The Association may exercise any right or privilege expressly granted to the Association in the Association Documents by the Act and by the Colorado Nonprofit Corporation Act.

Section 4.9 **Notice.** Any notice to an Owner of matters affecting the Project by the Association or by another Owner shall be sufficiently given if in writing and delivered personally, by courier or private service delivery, or the third business day after deposit in the



mails for registered or certified mail, return receipt requested, at the address of record for real property tax assessment notices with respect to that Owner's Unit.

Section 4.10 – **Common Elements.** As defined in section 2.10 and further defined hereinafter, "Common Elements" means all of the Project, except those portions thereof which constitute Units and except Limited Common Elements, as hereinafter defined, and also means all parts of a building or any facilities, improvements, and fixtures which may be within a Unit, which are or may be necessary or convenient to the support, existence, use, operation, occupation, maintenance, repair or safety of a building, or any part thereof, or of any other Unit therein.

Without limiting the generality of the foregoing, the following shall constitute "Common Elements":

- (i) All of the land and easements which are part of the Property;
- (ii) All portions of the Property not located within any Unit;
- (iii) All foundations, columns, girders, beams and supports of a building, the exterior walls of a building, the main or bearing walls of a building, the main or bearing subflooring and the roofs of a building;
- (iv) All decks, porches, balconies, restrooms and parking spaces (subject to specific assignment for individual use as Limited Common Elements), as hereinafter defined and provided; or as otherwise designated on the Map.
- (v) All entrances, exits, halls, corridors, load bearing walls within a Unit, driveways, garden or landscaped areas, storage areas, stairs, stairways, sidewalks or walkways, if any, not within any Unit;
- (vi) All other parts of the Project in common use and necessary or convenient to the existence, maintenance, and safety of the Project.

The Common Elements shall be owned by an association of Unit Owners as set forth herein. By the acceptance of his deed or other instrument or conveyance or assignment, each Owner specifically waives his right to institute and/or maintain a partition activity or any other action designed to cause a division of the Common Elements and each Owner specifically agrees not to institute any action therefor. Further, each Owner agrees that this Article may be pled as a bar to the maintenance of such action. A violation of this provision shall entitle the Association to personally collect, jointly and severally, from the parties violating the same, the actual attorneys' fees, costs and other damages the Association incurs in connection therewith.

Each Owner may use the Common Elements in accordance with the purpose for which they are intended, without hindering or encroaching upon the lawful rights of the other Owners, subject to such reasonable rules and regulations as may, from time to time, be established pursuant to the Bylaws of the Association. Further, the use of Limited or Special Common Elements may be limited as more specifically provided in this Declaration.

The Association shall maintain and keep the Common Elements, and exterior of buildings in good repair, and the cost of such maintenance shall include, but shall not be limited to, upkeep, repair and replacement, subject to any insurance then in effect, of all landscaping, walls, gates, signage, irrigation systems, sidewalks, driveways and improvements, if any (which shall include without limitation snow removal services unless



performed by a public service department), located in the Common Elements. In the event the Association does not maintain or repair the Common Elements, Declarant shall have the right, but not the obligation, to do so at the expense of the Association.

Section 4.11 *Limited Common Elements*. As defined in section 2.10 and further defined hereinafter, a portion of the Common Elements is reserved for the exclusive use of the individual Owners of the respective Units, and such areas are referred to as LIMITED COMMON ELEMENTS. The Limited Common Elements so reserved shall be identified on the Map and shall specify to which Unit or Units each Limited Common Element is allocated. All of the Owners of the Units in the Project shall have a non-exclusive right in common with all of the other Owners to the use of sidewalks, pathways, paved areas, landscaped areas and roads and streets located within the entire Project, if any, unless designated on the Map as a Limited Common Element.

ARTICLE 5

POWERS OF THE EXECUTIVE BOARD OF THE ASSOCIATION

Except as provided in the By-laws and the Act, the Executive Board may act in all instances on behalf of the Association, to:

- 5.1.1 Adopt and amend bylaws and rules and regulations;
- 5.1.2 Adopt and amend budgets for revenues, expenditures and reserves and collect Assessments;
- 5.1.3 Hire and terminate managing agents and other employees, agents and independent contractors;
- 5.1.4 Institute, defend or intervene in litigation or administrative proceedings in its own name on behalf of itself or two or more Unit Owners on matters affecting the Project;
- 5.1.5 Make contracts and incur liabilities;
- 5.1.6 Regulate the use, maintenance, repair, replacement and modification of General Common Elements;
- 5.1.7 Cause additional improvements to be made as a part of the Common Elements;
- 5.1.8 Acquire, hold, encumber and convey in the name of the Association any right, title or interest to real or personal property, except that Common Elements may be conveyed or subjected to a security interest only if Members entitled to cast at least eighty percent (80%) of the votes agree to that action and if all Owners of Units to which any Limited Common Element is allocated agree in order to convey that Limited Common Element or subject it to a security interest;
- 5.1.9 Grant easements, leases, licenses and concessions through or over the General Common Elements;
- 5.1.10 Impose and receive any payments, fees or charges for the use,



rental or operation of the General Common Elements:

5.1.11 Impose charges for late payment of Assessments, recover reasonable attorney fees and other legal costs for collection of Assessments and other actions to enforce the power of the Association, regardless of whether or not suit was initiated, and after notice and opportunity to be heard, levy reasonable fines for violations of the Association Documents;

5.1.12 Impose reasonable charges for the preparation and recordation of amendments to the Declaration or statements of unpaid Assessments;

5.1.13 Provide for the indemnification of its officers and Executive Board and maintain directors' and officers' liability insurance;

5.1.14 Assign its right to future income, including the right to receive Assessments;

5.1.15 Exercise any other powers conferred by the Declaration or Association Bylaws;

5.1.16 Exercise all other powers that may be exercised in this state by legal entities of the same type as the Association; and

5.1.17 Exercise any other powers necessary and proper for the governance and operation of the Association.

ARTICLE 6

MECHANIC'S LIENS

Section 6.1 **No Liability.** If any Owner shall cause any material to be furnished to his Unit or any labor to be performed therein or thereon, no Owner of any other Unit shall under any circumstances be liable for the payment of any expense incurred or for the value of any work done or material furnished. All such work shall be at the expense of the Owner causing it to be done, and such Owner shall be solely responsible to contractors, laborers, materialmen and other persons furnishing labor or materials to his Unit.

Section 6.2 **Indemnification.** If, because of any act or omission of any Owner, any mechanic's or other lien or order for the payment of money shall be filed against the Common Elements or against any other Owner's Unit or an Owner or the Association (whether or not such lien or order is valid or enforceable as such), the Owner whose act or omission forms the basis for such lien or order shall at his own cost and expense cause the same to be canceled and discharged of record or bonded by a surety company reasonably acceptable to the Association, or to such other Owner or Owners, within twenty (20) days after the date of filing thereof, and further shall indemnify and save all the other Owners and the Association harmless from and against any and all costs, expenses, claims, losses or damages including, without limitation, reasonable attorneys' fees resulting therefrom.

Section 6.3 **Association Action.** Labor performed or materials furnished for the Common Elements, if duly authorized by the Association in accordance with this Declaration or its Bylaws, shall be the basis for the filing of a lien pursuant to law against the Common Elements. Any such lien shall be limited to the Common Elements and no lien may be



effected against an individual Unit or Units.

ARTICLE 7
EASEMENTS

Section 7.1 **Recorded Easements.** The Property shall be subject to all easements as shown on any Map or plat, those of record, those provided in the Act (including easements for encroachment set forth in §38-33.3-214 of the Act, and as amended, and an easement for maintenance of any such encroachment), and otherwise as set forth in this Article and on Exhibit C.

Section 7.2 **Declarant's Rights Incident to Construction.** Declarant, for itself and its successors and assigns, hereby reserves an easement for construction, utilities, drainage, ingress and egress over, in, upon, under and across the Common Elements, together with the right to store materials on the Common Elements, to build and maintain temporary walls, and to make such other use of the Common Elements as may be reasonably necessary or incident to any construction of the Units or improvements on the Property or other real property owned by Declarant, or other properties abutting and contiguous to the Property; provided, however, that no such rights shall be exercised by Declarant in a way which unreasonably interferes with the occupancy, use, enjoyment or access to the Project by the Owners.

Section 7.3 **Utility Easements.** There is hereby created a blanket easement upon, across, over, in and under the Property for the benefit of the Common Elements and the Units and the structures and improvements situated on the Property for ingress and egress, installation, replacing, repairing and maintaining all utilities, including, but not limited to, water, sewer, gas, telephone, cable TV and electricity. Said blanket easement includes future utility services not presently available to the Units which may reasonably be required in the future. By virtue of this easement, it shall be expressly permissible for the companies providing utilities to erect and maintain the necessary equipment on any of the Units and to affix and maintain electrical and/or telephone wires, circuits and conduits on, above, across and under the roofs and exterior walls of the improvements, all in a manner customary for such companies in the area surrounding the Property, subject to approval by the Association as to locations.

Section 7.4 **Reservation of Easements, Exceptions and Exclusions.** The Association is hereby granted the right to establish from time to time, by declaration or otherwise, utility and other easements, permits or licenses over the Common Elements for the best interest of all the Owners and the Association. Each Owner is hereby granted a perpetual non-exclusive right of ingress to and egress from the Owner's Unit over and across the General Common Elements and Limited Common Elements appurtenant to that Owner's Unit, which right shall be appurtenant to the Owner's Unit, and which right shall be subject to limited and reasonable restriction on the use of Common Elements set forth in writing by the Association, such as for guest parking, storage and closure for repairs and maintenance.

Section 7.5 **Emergency Access Easement.** A general easement is hereby granted to all police, sheriff, fire protection, ambulance and other similar emergency agencies or persons



to enter upon the Property in the proper performance of their duties.

Section 7.6 **Association as Attorney-in-Fact.** Each Owner, by his acceptance of a deed or other conveyance vesting in him an interest in a Unit, does irrevocably constitute and appoint the Association and/or Declarant with full power of substitution in the Owner's name, place and stead to deal with Owner's interest in order to effectuate the rights reserved by Declarant or granted to the Association, as applicable, with full power, right and authorization to execute and deliver any instrument affecting the interest of the Owner and to take any other action which the Association or Declarant may consider necessary or advisable to give effect to the provisions of this Article and this Declaration generally. If requested to do so by the Association or Declarant, each Owner shall execute and deliver a written, acknowledged instrument confirming such appointment.

ARTICLE 8 MAINTENANCE

Section 8.1 **Maintenance by Owners.** Each Owner shall maintain and keep in repair the interior of his Unit, including the fixtures thereof to the extent current repair shall be necessary in order to avoid damaging other Unit Owners, and the surfaces (excluding the roofing elements) of Limited Common Elements allocated to the Unit. All fixtures and equipment installed within the Unit commencing at a point where the utilities enter the Unit shall be maintained and kept in repair by the Owner of such Unit. An Owner shall do no act or work that will impair the structural soundness or integrity of the Common Elements or impair any easement. Each Owner shall be responsible for the maintenance of the interior non-supporting walls of his Unit, and the surface materials thereon such as plaster, drywall, paneling, wallpaper, paint, tile and carpeting of the perimeter walls, ceilings and floors within the Unit, including Unit doors and windows and window glass.

Section 8.2 **Owner's Failure to Maintain or Repair.** In the event that a Unit (including the allocated Limited Common Element) is not properly maintained and repaired, and if the maintenance responsibility for the unmaintained portion of the Unit lies with the Owner of the Unit, or in the event that the Unit is damaged or destroyed by an event of casualty and the Owner does not take reasonable measures to diligently pursue the repair and reconstruction of those portions of the damaged or destroyed Unit for which the Owner is responsible to substantially the same condition in which they existed prior to the damage or destruction, then the Association, after notice to the Owner and with the approval of the Executive Board shall have the right to enter upon the Unit to perform such work as is reasonably required to restore the Unit to a condition of good order and repair. All costs incurred by the Association in connection with the restoration shall be reimbursed to the Association by the Owner of the Unit, upon demand. All unreimbursed costs shall be a lien upon the Unit until reimbursement is made. The lien may be enforced in the same manner as a lien for an unpaid Assessment levied in accordance with Article 10 of this Declaration.

Section 8.3 **Maintenance by Association.** The Association shall be responsible for the maintenance and repair of the Common Elements, whether located inside or outside of



Units which (unless necessitated by damage caused by the negligence, misuse or tortious act of a Unit Owner or Owner's Agent as set forth in Section 8.4 below), shall be the Common Expense of all Owners. This maintenance shall include, but shall not be limited to, upkeep, repair and replacement, subject to any insurance then in effect, of all landscaping, walls, gates, signage, irrigation systems, sidewalks, driveways and improvements, if any (which shall include without limitation snow removal services unless performed by another private or public organization formed for such purposes), located in the Common Elements. In the event the Association does not maintain or repair the Common Elements, Declarant shall have the right, but not the obligation, to do so at the expense of the Association.

Section 8.4 Association Maintenance as Common Expense. The cost of maintenance and repair by the Association shall be a Common Expense of all of the Owners, to be shared by each Unit Owner according to the Allocated Interests therefor set forth on Exhibit B. Damage to the interior or any part of a Unit resulting from the maintenance, repair, emergency repair or replacement of any of the Common Elements or as a result of emergency repairs within another Unit at the instance of the Association shall also be Common Expense of all of the Owners. However, if such damage is caused by negligent or tortious acts of a Unit Owner, members of the Unit Owner's family, or the Unit Owner's agent, employee, invitee, licensee or tenants (collectively "Owner's Agents"), then such Unit Owner shall be responsible and liable for all of such damage and the cost thereof, to the extent that Owner's Agent's negligence caused such damage, which must be timely paid.

The Association or Executive Board may employ or contract for the services of an individual or maintenance company to perform certain delegated powers, functions, or duties of the Association to maintain the Common Elements and the Project. The employed individual or maintenance company shall have the authority to make expenditures upon prior approval and direction of the Executive Board. The Executive Board shall not be liable for any omission or improper exercise by the employed individual or maintenance company of any duty, power, or function so delegated by written instrument executed by or on behalf of the Executive Board.

Section 8.5 Easement for Maintenance. Each Owner and the Association shall have the irrevocable right, to be exercised by the Manager, the Executive Board or officers or employees of the Association, to have access to each Unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any of the Common Elements therein or accessible therefrom, or at any hour for making emergency repairs, maintenance or inspection therein necessary to prevent damage to the Common Elements or another Unit. In the event insurance proceeds under Article 9 are payable to an Owner but the maintenance responsibility of the area to which such proceeds relate is the Association's, the Association shall complete any such repair or replacement at the Owner's cost.

Section 8.6 Limited Common Element Damage. In the event of damage or destruction of a Limited Common Element from any cause other than the negligence or tortious acts of an Owner or Owner's Agent, the then Owners of the Units to which the Limited Common Element is attributable shall bear equally the expense to repair or rebuild the Limited Common Element to its previous condition. The Owner shall bear the cost of such



damage to the extent of such Owner's or Owner's Agent's negligence.

Section 8.7 **Association Power.** The Association shall have the right and power to prohibit storage or other activities deemed unsafe, unsightly, unreasonably noisy or otherwise offensive to the senses and perceptible from another Unit or the Common Elements. No Owner shall make any addition or other alteration to any portion of the Common Elements without the express consent of the Executive Board.

ARTICLE 9 INSURANCE

Section 9.1 **General Insurance Provisions.** The Association shall acquire and pay for, out of the assessments levied under Article 10 below, the following insurance policies carried with reputable insurance companies authorized to do business in Colorado:

9.1.1 **Hazard Insurance Coverage.** Insurance for fire, with extended coverage, vandalism, malicious mischief, all-risk, replacement cost, agreed amount, special condominium, building ordinance and inflation guard endorsements attached, in amounts determined by the Executive Board to represent not less than the full then current insurable replacement cost of the buildings located on the Property including all of the Units and Common Elements, including all fixtures, interior and perimeter walls and floors, partitions, decorated and finished surfaces of interior and perimeter walls, floors, and ceilings, doors, windows and other elements or materials comprising a part of the Units and including any fixtures, equipment or other property within the Units and excluding any betterments and improvements made by Unit Owners and building excavations and foundations. Maximum deductible amounts for such policy shall be the lesser of ten thousand dollars (\$10,000) or one percent (1%) of the policy face amount. In the event the Project has central heating or cooling or contains a steam boiler, coverage for loss or damage resulting from steam boiler and machinery equipment accidents in an amount equal to the lesser of two million dollars (\$2,000,000) or the insurable value of the buildings housing the boiler or machinery shall also be obtained. Each Unit Owner shall notify the Association in writing of any additions, alterations or improvements to his Unit which increase the replacement value of his Unit and the Association shall use reasonable effort to obtain insurance on any such additions, alterations or improvements if such Owner requests it to do so and if such Owner shall make arrangements satisfactory to the Association to reimburse it for any additional premiums attributable thereto. In the event of the failure of an Owner to so notify the Association, or in the event additional coverage cannot be obtained by the Association after reasonable effort and a request of the Owner to obtain such additional coverage, or in the event that satisfactory arrangement is not made for the payment of additional premiums by the Unit Owner, the Unit Owner shall be responsible for any deficiency in any

resulting insurance loss recovery and the Association shall not be obligated to apply any insurance proceeds to restore the affected Unit to a condition better than the condition existing prior to the making of such additions, alterations or improvements. Any additional premiums attributable to a Unit for which the insurance is increased as herein provided may be the subject of a lien for nonpayment as provided in Section 10.7 hereof in the event the Association pays such premium for a Unit Owner.

Such hazard insurance policy must be written by an insurance carrier that has (a) a "B" or better general policyholder's rating or a "6" or better financial performance index rating in Best's Insurance Reports, or (b) an "A" or better general policyholder's rating and a financial size category of "VIII" or better in Best's Insurance Reports -- International Edition.

9.1.2 **Comprehensive Liability.** Comprehensive general public liability and property damage insurance for the Project in such amounts as the Executive Board deems desirable, provided that such coverage shall be for at least one million dollars (\$1,000,000) for bodily injury, including deaths and property damage arising out of a single occurrence insuring the Association, the Executive Board, the Manager or managing agent, or both, if any, and their respective agents and employees, and the Unit Owners from liability in connection with the operation, maintenance and use of Common Elements and must include a "severability of interest" clause or specific endorsement. Such coverage shall also include legal liability arising out of lawsuits related to employment contracts of the Association and such other risks as are customarily covered with respect to condominiums similar to the Project in the Eagle County, Colorado area including automobile liability insurance if appropriate.

The insurance policies may be carried in blanket policy form naming the Association as the insured, for the use and benefit of and as attorney-in-fact for the Unit Owners. Each Unit Owner shall be an insured person under the policy with respect to liability arising out of such Unit Owner's interest in the Common Elements or membership in the Association. Each Mortgagee and its successors or assigns shall be a beneficiary of the policy in the percentages of Common Expenses for the Unit which the Mortgage encumbers. The insurance company shall waive its rights of subrogation under the insurance policy against any Unit Owner or member of the Unit Owner's household. No act or omission by any Unit Owner, unless acting within the scope of such Unit Owner's authority on behalf of the Association, shall void the insurance policy or be a condition to recovery under the insurance policy. If, at the time of a loss under an insurance policy described above there is other insurance in the name of the Unit Owner covering the same risk covered by the policy, the Association's policy shall provide primary insurance.

Insurance coverage on the furnishings and other items of personal property belonging to an Owner casualty and public liability insurance coverage for each Unit and the Limited Common Elements associated therewith and workman's compensation insurance covering work within each Unit or on the Limited Common Elements associated therewith



shall be the responsibility of the Owner of the Unit.

Section 9.2 **Certificates of Insurance; Cancellation.** Certificates of insurance shall be issued to each Owner and Mortgagee upon request. All policies required to be carried under this Article 9 shall provide a standard non-contributory mortgagee clause in favor of each First Mortgagee of a Unit and shall provide that such policy cannot be cancelled by the insurance company without at least thirty (30) days prior written notice to each Owner and each First Mortgagee whose address is shown in the records maintained pursuant to the Association's documents. If the insurance described in this Article 9 is not reasonably available, or if any policy of such insurance is cancelled or not renewed without a replacement policy therefore having been obtained, the Association promptly shall cause notice of that fact to be hand delivered or sent prepaid by United States mail to all Owners and to all First Mortgagees.

Section 9.3 **Insurance Proceeds.** Any loss covered by the property insurance policy described in Section 9.1 must be adjusted with the Association, but the insurance proceeds for that loss shall be payable to any insurance trustee designated for that purpose, or otherwise to the Association, and not to any holder of a security interest. The insurance trustee or the Association shall hold any insurance proceeds in trust for the Owners and Mortgagees as their interests may appear. Subject to the provisions of Section 9.5 below, the proceeds must be disbursed first for the repair or restoration of the damaged property, and the Association. Owners and Mortgagees are not entitled to receive payment of any portion of the proceeds unless there is a surplus of proceeds after the damaged property has been completely repaired or restored or the regime created by this Declaration is terminated.

Section 9.4 **Insurer Obligation.** An insurer that has issued an insurance policy for the insurance described in Sections 9.1 and 9.7 and shall issue certificates or memoranda of insurance to the Association and, upon request, to any Owner or Mortgagee. Unless otherwise provided by statute, the insurer issuing the policy may not cancel or refuse to renew it until thirty (30) days after notice of the proposed cancellation or nonrenewal has been mailed to the Association and to each Owner and Mortgagee to whom a certificate or memorandum of insurance has been issued at their respective last-known addresses.

Section 9.5 **Repair and Replacement.** Any portion of the Common Elements for which insurance is required under this Article which is damaged or destroyed must be repaired or replaced promptly by the Association unless:

9.5.1 The common interest community created by this Declaration is terminated in which case the approval must first be obtained of fifty-one percent (51%) of First Mortgagees of Units subject to First Mortgages (which percentage is measured by votes allocated to such Units);

9.5.2 Repair or replacement would be illegal under any state or local statute or ordinance governing health or safety;

9.5.3 There is a vote not to rebuild by (a) eighty percent (80%) of the Owners entitled to vote and fifty-one percent (51%) of First Mortgagees of Units subject to First Mortgages (which percentage is measured by votes allocated to such Units); and (b) every Owner and First Mortgagee of a Unit or assigned Limited



Common Element that will not be rebuilt; or

9.5.4 Prior to the conveyance of any Unit to a person other than Declarant, the Mortgagee holding a Mortgage on the damaged portion of the Common Elements rightfully demands all or a substantial part of the insurance proceeds.

9.5.5 To the extent this Declaration, Section 9.5 and Article 11 hereof are inconsistent with the Act, as amended, the Act shall control.

The cost of repair or replacement of Common Elements in excess of insurance proceeds and reserves is a Common Expense. If all the Common Elements are not repaired or replaced, the insurance proceeds attributable to the damaged Common Elements must be used to restore the damaged area to a condition compatible with the remainder of the Project, and except to the extent that other persons will be distributes, the insurance proceeds must be distributed to all the Owners or Mortgagees, as their interests may appear in proportion to each Unit's Common Expenses Allocated Interests.

Section 9.6 **Common Expenses.** Premiums for insurance that the Association acquires and other expenses connected with acquiring such insurance are Common Expenses provided, however, that if the Association's fire and extended coverage insurance covers fixtures, equipment or other property within some but not all of the Units, the Association reserves the right to charge the Owner of such Units for which the Association provides additional insurance coverage, an amount equal to the premium attributable to such additional insurance coverage.

Section 9.7 **Fidelity Insurance.** Fidelity insurance or fidelity bonds must be maintained by the Association to protect against dishonest acts on the part of its officers, directors, trustees and employees and on the part of all others including any manager hired by the Association, who handle or are responsible for handling the funds belonging to or administered by the Association in an amount not less than the greater of (a) fifty thousand dollars (\$50,000), or (b) the estimated maximum of funds, including reserve funds, in the custody of the Association or management agent as the case may be, at any given time during the term of each policy or bond as calculated from the current budget of the Association but in no event less than a sum equal to three (3) months' aggregate assessments plus reserve funds. In addition, if responsibility for handling funds is delegated to a Manager, such insurance must be obtained by or for the Manager and its officers, employees and agents, as applicable. Such fidelity insurance or bond shall name the Association as insured and shall contain waivers of all defenses based upon the exclusion of persons serving without compensation from the definition of "employees," or similar terms or expressions.

Section 9.8 **Workers' Compensation Insurance.** The Executive Board shall obtain workers' compensation or similar insurance with respect to its employees, if applicable, in the amounts and forms as may now or hereafter be required by law.

Section 9.9 **Other Insurance.** The Association shall maintain flood insurance if any part of the Project is located within a Special Flood Hazard Area on a Flood Insurance Rate Map, equal to the lesser of one hundred percent (100%) of the insurable value of the Project or the maximum coverage available under the appropriate National Flood Insurance Program. The Association shall also maintain insurance to the extent reasonably available and in such



amounts as the Executive Board may deem appropriate on behalf of Directors against any liability asserted against a Director or incurred by him in his capacity of or arising out of his status as a Director. The Executive Board may obtain insurance against such other risks of a similar or dissimilar nature as it shall deem appropriate with respect to the Association's responsibilities and duties or as requested by any Agency.

ARTICLE 10 ASSESSMENTS

Section 10.1 **Obligation.** Each Owner, including Declarant while an Owner of any Unit, is obligated to pay to the Association (1) the Annual Assessments; (2) Special Assessments; and (3) Default Assessments.

Section 10.2 **Budget.** Within thirty (30) days after the adoption of any proposed budget for the Association, the Executive Board shall mail, by ordinary first-class mail, or otherwise deliver a summary of the budget to all the Owners and shall set a date for a meeting of the Owners to consider ratification of the budget not less than fourteen (14) nor more than sixty (60) days after mailing or other delivery of the summary. Unless at that meeting a majority of all Owners reject the budget, the budget is ratified, if a quorum is present as set forth in the BYLAWS. In the event that the proposed budget is rejected, the periodic budget last ratified by the Owners must be continued until such time as the Owners ratify a subsequent budget proposed by the Executive Board. The Executive Board shall adopt a budget and submit the budget to a vote of the Owners as provided herein no less frequently than annually. The Executive Board shall levy and assess the Annual Assessments in accordance with the annual budget.

Section 10.3 **Annual Assessments.** Annual Assessments made for Common Expenses shall be based upon the estimated cash requirements as the Executive Board shall from time to time determine to be paid by all of the Owners, subject to Section 10.2 above. Estimated Common Expenses shall include, but shall not be limited to, the cost of routine maintenance and operation of the Common Elements, expenses of management and insurance premiums for insurance coverage as deemed desirable or necessary by the Association, landscaping of the Property, care of grounds within the Common Elements, routine repairs, replacements and renovations within and of the Common Elements, wages, common water and utility charges for the Common Elements, legal and accounting fees, management fees, expenses and liabilities incurred by the Association under or by reason of this Declaration, payment of any default remaining from a previous assessment period, and the creation of a reasonable and adequate contingency or other reserve or surplus fund for insurance deductibles and general, routine maintenance, repairs and replacement of improvements within the Common Elements on a periodic basis, as needed.

Certain utilities intended to serve one or more Units in a building (the cost of which is to be paid solely by the Units(s) served) may include utility service serving the Project (the cost of which is to be a Common Expense to be allocated among all Owners). Specifically, the source of irrigation water for the Project is the water service to numerous



buildings within the Project. To the extent the Executive Board does not have any information as to what portion of the costs metered to individual Owners or buildings represents a Common Expense to be allocated among all Owners, the Executive Board shall reasonably estimate the amount of Common Expense. The costs associated with utilities which are a Common Expense may be paid in one of the following manners, to be reasonably determined by the Executive Board:

(a) The Owners of Units within the buildings primarily served by the utility may pay all costs incurred with respect to such utility service and shall submit to the Executive Board no less frequently than each calendar quarter a copy of all invoices paid. The Executive Board shall reasonably allocate what portion of all such costs are deemed to be Common Expenses and include such amount within the budget prepared for the purpose of making Annual Assessments.

Or

(b) the Association may pay all such invoices and reasonably allocate those charges which are to be paid by less than all Owners and those which are Common Expenses to be apportioned among all Owners.

The Executive Board shall review the invoices on a regular basis and shall reasonably allocate costs during each relevant time period based upon the amount of the Common Expenses utility use and the use by each individual Owner of a Unit. Adjustments may be made as are equitable during each billing or other time period.

Annual Assessments shall be payable in monthly installments on a prorated basis in advance and shall be due on the first day of each month. The omission or failure of the Association to fix the Annual Assessments for any assessment period shall not be deemed a waiver, modification or release of the Owners from their obligation to pay the same. The Association shall have the right, but not the obligation, to make prorated refunds of any Annual Assessments in excess of the actual expenses incurred in any fiscal year.

Section 10.4 **Apportionment of Annual Assessments.** The Common Expenses shall be allocated among the Units on the basis of the Allocated Interests for Common Expenses in effect on the date of assessment, provided, however, that the Association reserves the right to allocate all expenses relating to fewer than all of the Units (such as those expenses attributable to Limited Common Elements and insurance premiums described in Section 9.6) to the Owners of those affected Units only. Specifically, with respect to Common Expense utility charges which are included within the invoices of individual Owners or buildings, the Executive Board shall review all invoices paid in order to determine which expenses are reasonably deemed to be the result of an Owner's use versus those expenses associated with Common Expense utility use. The Executive Board shall make its allocations based on such review.

Section 10.5 **Special Assessments.** In addition to the Annual Assessments, the Association may levy in any fiscal year one or more Special Assessments, payable over such a period as the Association may determine, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of improvements within the Common Elements or for any other expense incurred or to be incurred as provided

in this Declaration. This Section 10.5 shall not be construed as an independent source of authority for the Association to incur expense, but shall be construed to prescribe the manner of assessing expenses authorized by other sections of this Declaration. Any amounts assessed pursuant to this Section shall be assessed to Owners according to their Allocated Interests for Common Expenses, subject to the right of the Association to assess only against the Owners of affected Units any extraordinary maintenance, repair or restoration work on fewer than all of the Units shall be borne by the Owners of those affected Units only, and any extraordinary insurance costs incurred as a result of the value of a particular Owner's Unit or the actions of a particular Owner (or his agents, servants, guests, tenants or invitees) shall be borne by that Owner. Notice in writing of the amount of such Special Assessments and the time for payment of the Special Assessments shall be given promptly to the Owners, and no payment shall be due less than ten (10) days after such notice shall have been given.

Section 10.6 **Default Assessments.** All monetary fines assessed against an Owner pursuant to the Association Documents, or any expense of the Association which is the obligation of an Owner or which is incurred by the Association on behalf of the Owner pursuant to the Association Documents, shall be a Default Assessment and shall become a lien against such Owner's Unit which may be foreclosed or otherwise collected as provided in this Declaration. Notice of the amount and due date of such Default Assessment shall be sent to the Owner subject to such Assessment at least ten (10) days prior to the due date.

Section 10.7 **Effect of Nonpayment; Assessment Lien.** Any Assessment installment, whether pertaining to any Annual, Special or Default Assessment, which is not paid on or before its due date shall be delinquent. If an Assessment installment becomes delinquent, the Association, in its sole discretion, may take any or all of the following actions:

- (i) Assess a late charge for each delinquency in such amount as the Association deems appropriate;
- (ii) Assess an interest charge from the due date at the yearly rate of six (6) points above the prime rate charged by the Association's bank, or such other lawful rate as the Executive Board may establish;
- (iii) Suspend the voting rights of the Owner during any period of delinquency;
- (iv) Suspend the rights of the Owner, and the Owner's family, guests, lessees and invitees, to use Common Element facilities during any period of delinquency;
- (v) Accelerate all remaining Assessment installments so that unpaid Assessments for the remainder of the fiscal year shall be due and payable at once;
- (vi) Bring an action at law against any Owner personally obligated to pay the delinquent Assessments; and
- (vii) Proceed with foreclosure as set forth in more detail below.

Assessments chargeable to any Unit shall constitute a lien on such Unit. The Association may institute foreclosure proceedings against the defaulting Owner's Unit in the manner for foreclosing a mortgage on real property under the laws of the State of Colorado.



In the event of any such foreclosure, the Owner shall be liable for the amount of unpaid Assessments, any penalties and interest thereon, the cost and expenses of such proceedings, the cost and expenses for filing the notice of the claim and lien, and all reasonable attorney's fees incurred in connection with the enforcement of the lien. The Association shall have the power to bid on a Unit at foreclosure sale and to acquire and hold, lease, mortgage and convey the same.

Section 10.8 **Personal Obligation.** Each Assessment against a Unit is the personal obligation of the person who owned the Unit at the time the Assessment became due and shall not pass to successors in title unless they agree to assume the obligation. No Owner may exempt himself from liability for the Assessment by abandonment of his Unit or by waiver of the use or enjoyment of all or any part of the Common Elements. Suit to recover a money judgment for unpaid Assessments, any penalties and interest thereon, the cost and expenses of such proceedings, and all reasonable attorney's fees in connection therewith shall be maintainable without foreclosing or waiving the Assessment lien provided in this Declaration.

Section 10.9 **Payment by Mortgagee.** Any Mortgagee holding a lien on a Unit may pay any unpaid Assessment payable with respect to such Unit, together with any and all costs and expenses incurred with respect to the lien, and upon such payment that Mortgagee shall have a lien on the Unit for the amounts paid with the same priority as the lien of the Mortgage.

Section 10.10 **Statement of Status of Assessment Payment.** Upon payment of a reasonable fee set from time to time by the Executive Board and upon fourteen (14) days' written request to the Association's registered agent by personal delivery or certified mail, first-class postage prepaid, return receipt, any Owner, designee of Owner, Mortgagee, prospective Mortgagee or prospective purchaser of a Unit shall be furnished with a written statement setting forth the amount of the unpaid Assessments, if any, with respect to such Unit. Unless such statement shall be issued by personal delivery or by certified mail, first class postage prepaid, return receipt requested, to the inquiring party (in which event the date of posting shall be deemed the date of delivery) within fourteen (14) days after receipt of the request, the Association shall have no right to assert a lien upon the Unit over the inquiring party's interest for unpaid Assessments which were due as of the date of the request.

Section 10.11 **Capitalization of the Association.** The Declarant shall establish an initial working capital fund equal to three-twelfths (3/12) of the estimated Annual Assessments for Common Expenses for each Unit, which amount shall be reimbursed to the Declarant upon the transfer of title to a Unit when that Unit's Owner makes the working capital contribution set forth in this section. The initial capital account shall be established upon the conveyance of the first Unit by Declarant and Annual Assessments shall commence upon the conveyance of the first Unit by Declarant. Upon acquisition of record title to a Unit from Declarant or any seller after Declarant, each Owner shall contribute to the working capital and reserves of the Association an amount equal to three-twelfths (3/12) of the Annual Assessment determined by the Executive Board for that Unit for the year in which the Owner acquired title. Such payments shall not be considered advance payments of Annual Assessments. The unused portion of the working capital deposit shall be returned to each Owner including Declarant



upon the sale of his Unit, provided that the new purchaser of the Unit has deposited the required working capital deposit with the Association. The working capital fund must be maintained by the Association in a segregated account, and may not be used by the Declarant to defray any of its expenses, reserve contributions, or construction costs, nor to make up any budget deficits during the period of Declarant control.

Section 10.12 ***Maintenance Accounts; Accounting.*** If the Association delegates powers of the Executive Board or its officers relating to collection, deposit, transfer or disbursement of Association funds to other persons or to a manager, then such other persons or manager must (a) maintain all funds and accounts of the Association separate from the funds and accounts of other associations managed by the other person or manager, (b) maintain all reserve and working capital accounts of the Association separate from the operational accounts of the Association, and (c) provide to the Association an annual accounting and financial statement of Association funds prepared by the manager, a public accountant or a certified public accountant.

ARTICLE 11 DAMAGE OR DESTRUCTION

Section 11.1 ***The Role of the Executive Board.*** Except as provided in Section 9.5, in the event of damage to or destruction of all or part of any Common Elements improvement, or other property covered by insurance written in the name of the Association under Article 9, the Executive Board shall arrange for and supervise the prompt repair and restoration of the damaged property (the property insured by the Association pursuant to Article 9 is sometimes referred to as the "Association-Insured Property").

Section 11.2 ***Estimate of Damages or Destruction.*** As soon as practicable after an event causing damage to or destruction of any part of the Association-Insured Property, the Executive Board shall, unless such damage or destruction shall be minor, obtain an estimate or estimates that it deems reliable and complete of the costs of repair and reconstruction. "Repair and reconstruction" as used in this Article shall mean restoring the damaged or destroyed improvements to substantially the same condition in which they existed prior to the damage or destruction unless the approval is first obtained of fifty-one percent (51%) of First Mortgagees of Units subject to a First Mortgage (which percentage is measured by votes allocated to such Units). Such costs may also include professional fees and premiums for such bonds as the Executive Board or the Insurance Trustee, if any, determines to be necessary.

Section 11.3 ***Repair and Reconstruction.*** As soon as practical after the damage occurs and any required estimates have been obtained, the Association shall diligently pursue to completion the repair and reconstruction of the damaged or destroyed Association-Insured Property. As attorney-in-fact for the Owners, the Association may take any and all necessary or appropriate action to effect repair and reconstruction of any damage to the Association-Insured Property, and no consent or other action by any Owner shall be necessary. Assessments of the Association shall not be abated during the period of insurance adjustments and repair and reconstruction.



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27 of 41 R 206.00 D 0.00 Sara J Fisher, Eagle, Ct

Section 11.4 *Funds for Repair and Reconstruction*. The proceeds received by the Association from any hazard insurance carried by the Association shall be used for the purpose of repair, replacement and reconstruction of the Association-Insured Property for the benefit of Owners and Mortgagees.

If the proceeds of the Association's insurance are insufficient to pay the estimated or actual cost of such repair, replacement or reconstruction, or if upon completion of such work the insurance proceeds for the payment of such work are insufficient, the Association may, pursuant to Section 10.5, if permitted under the Act, levy, assess and collect in advance from the Owners, without the necessity of a special vote of the Owners, a Special Assessment sufficient to provide funds to pay such estimated or actual costs of repair and reconstruction. Further levies may be made in like manner if the amounts collected prove insufficient to complete the repair, replacement or reconstruction.

Section 11.5 *Disbursement of Funds for Repair and Reconstruction*. The insurance proceeds held by the Association and the amounts received from the Special Assessments provided for above, constitute a fund for the payment of the costs of repair and reconstruction after casualty. It shall be deemed that the first money disbursed in payment for the costs of repair and reconstruction shall be made from insurance proceeds, and the balance from the Special Assessments. If there is a balance remaining after payment of all costs of such repair and reconstruction, such balance shall be distributed to the Owners in proportion to the contributions each Owner made as Special Assessments, then in proportion to the relative value of each Unit which shall be based on the square footage of the Unit and in accordance with the Units' Percentage Share of Common Expenses, first to the Mortgagees and then to the Owners, as their interests appear.

ARTICLE 12 CONDEMNATION

Section 12.1 *Rights of Owners*. Whenever all or any part of the Common Elements shall be taken by any authority having power of condemnation or eminent domain or whenever all or any part of the Common Elements is conveyed in lieu of a taking under threat of condemnation by the Executive Board acting as attorney-in-fact for all Owners under instructions from any authority having the power of condemnation or eminent domain, each Owner shall be entitled to notice of the taking or conveying. The Association shall act as attorney-in-fact for all Owners in the proceedings incident to the condemnation proceeding, unless otherwise prohibited by law.

Section 12.2 *Partial Condemnation; Distribution of Award; Reconstruction*. The award made for such taking shall be payable to the Association for the benefit of the Owners and Mortgagees and, unless otherwise required under the Act, the award shall be disbursed as follows:

If the taking involves a portion of the Common Elements on which improvements have been constructed, then, unless within sixty (60) days after such taking Declarant and Owners who represent at least sixty-seven percent (67%) of the votes of all of the Owners shall otherwise agree, the Association shall restore or replace such improvements so taken on the



remaining land included in the Common Elements to the extent lands are available for such restoration or replacement in accordance with plans approved by the Executive Board. If such improvements are to be repaired or restored, the provisions in Article 11 above regarding the disbursement of funds in respect to casualty damage or destruction which is to be repaired shall apply. If the taking does not involve any improvements on the Common Elements, or if there is a decision made not to repair or restore, or if there are net funds remaining after any such restoration or replacement is completed, then such award or net funds shall be distributed among the Units according to the relative value of each Unit which shall be based on the square footage of the Unit and in accordance with each Unit's Allocated Interests of Percentage Share of Common Elements, first to the Mortgagees and then to the Owners, as their interests appear.

Section 12.3 *Complete Condemnation.* If all of the Property is taken, condemned, sold or otherwise disposed of in lieu of or in avoidance of condemnation, then the regime created by this Declaration shall terminate, provided that the approval is first obtained of fifty-one percent (51%) of First Mortgagees of Units subject to First Mortgages (which percentage is measured by votes allocated to such Units), and the portion of the condemnation award attributable to the Common Elements shall be distributed as provided in Section 11.5 above.

ARTICLE 13 ASSOCIATION AS ATTORNEY-IN-FACT

Each Owner hereby irrevocably appoints the Association as the Owner's true and lawful attorney-in-fact for the purposes of purchasing and maintaining insurance pursuant to Article 9, including the collection and appropriate disposition of the proceeds thereof, the negotiation and settlement of losses and execution of releases of liability, the execution of all documents, and the performance of all other acts necessary to purchase and maintain insurance as well as dealing with any improvements covered by insurance written in the name of the Association pursuant to Article 9 upon their damage or destruction as provided in Article 11, or a complete or partial taking as provided in Article 12, above. Acceptance by a grantee of a deed or other instrument of conveyance or any other instrument conveying any portion of the Property shall constitute appointment of the Association as the grantee's attorney-in-fact, and the Association shall have full authorization, right and power to make, execute and deliver any contract, assignment, deed, waiver or other instrument with respect to the interest of any Owner which may be necessary to exercise the powers granted to the Association as attorney-in-fact.

ARTICLE 14 RESERVATION OF DEVELOPMENT, EXPANSION, AND SPECIAL DECLARANT RIGHTS

Section 14.1 *Reservation of Expansion and Withdrawal Rights.*

(a) Declarant reserves the right for itself and any Successor Declarant to subject all or



any part of the Expansion Property to the provisions of this Declaration and thereby expand the Property to add up to 100 additional Units and to expand the Common Elements without consent or approval of the Owners.

(b) Subject to those restrictions set forth in Section 38-33.3-222 of the Act, Declarant reserves the right for itself and any Successor Declarant at any time and from time to time to subject unspecified real property to the Project and the provisions of this Declaration.

(c) Declarant reserves the right for itself and any Successor Declarant at any time and from time to time to withdraw from the Project and from the provisions of this Declaration any real property subject to this Declaration or subjected to this Declaration by a duly recorded Supplemental Declaration and, if necessary, Supplemental Map prior to the time of a conveyance of a Unit within that phase of the Property as described in this Declaration or in said Supplemental Declaration and, if necessary, Supplemental Map.

(d) In the event Declarant or Successor Declarant exercises the right to withdraw Units as set forth above, the Allocated Interests of the resulting Units after such expansion or withdrawal shall be according to the formula set forth in Section 2.2 above and as amended on Exhibit B to any Supplemental Declaration.

Section. 14.2 *Supplemental Declarations and Supplemental Maps.* Such expansion may be accomplished by the filing for record by Declarant in the office of the Clerk and Recorder for Eagle County, Colorado one or more Supplemental Declarations and, if the real property being subject to this Declaration by such Supplemental Declaration has not been previously platted in a plat recorded in the Office of the Clerk and Recorder for Eagle County, Colorado, a Supplemental Map depicting such Expansion Property recorded concurrently with the applicable Supplemental Declaration. The Supplemental Declaration shall set forth the Units and other real property, if any, to be included in the expansion, together with any covenants, conditions, restrictions, and easements particular to such property. The expansion, which shall contemplate no more than 100 additional Units, may be accomplished in phases by successive supplements or phases, or in one supplemental expansion. Declarant may exercise such rights for expansion on all or any portion of the Expansion Property in whatever order of the development Declarant in its sole discretion determines.

Section 14.3 *Expansion of Definitions.* In the event of such expansion the definitions used in this Declaration shall be expanded automatically to encompass and refer to the Property subject to this Declaration as so expanded. For example, (a) "Property" shall mean the Property plus any "Expansion Property" added by a "Supplemental Declaration" and, if necessary, "Supplemental Map", (b) "Unit" shall mean the Units as shown on the final subdivision plat of the Property plus any additional Units added by a Supplemental Declaration and, if necessary, Supplemental Map, and (c) reference to this Declaration shall mean this Declaration as supplemented. All conveyances of Units shall be effective to transfer rights in the Property as expanded.

Section 14.4 *Declaration Operative on New Units.*

(a) The new Units shall be subject to all of the terms and conditions of this Declaration and any Supplemental Declaration, upon placing the Supplemental Declaration and, if necessary, the Supplemental Map(s) depicting the Expansion Property of public record in the



real estate records of Eagle County, Colorado.

(b) It is contemplated that additional Units on the Expansion Property will be committed to this Declaration, but Declarant and any Successor Declarant shall have no affirmative obligation to create any additional Units. In the event that a portion of the Expansion Property is submitted to the provisions of this Declaration, Declarant shall retain the right to, but shall not be obligated to, submit any additional portion of the Expansion Property to the provisions of this Declaration. The rights of Declarant and any Successor Declarant, shall apply to all Units which are added to this Declaration in accordance with these provisions relating to enlargement thereof.

(c) No rights of any character of any owner of Units in the Expansion Property shall attach until a Supplemental Declaration and, if necessary, a Supplemental Map is filed of record annexing the Units created in such area. Upon the recording of such Supplemental Declaration and, if necessary, Supplemental Map, the Units created in the area shall be deemed to be governed in all respects by the provisions of this Declaration.

Section 14.5 *Effect of Expansion.*

(a) Upon the inclusion of additional Units under this Declaration by the filing of a Supplemental Declaration and, if necessary, Supplemental Map thereof, the assessment applicable to a Unit shall be determined based on the new total of Units to be assessed, with each Unit continuing to be assessed as set forth in Section 2.2 above.

(b) Notwithstanding any inclusion of additional Units under this Declaration, each Owner (regardless of whether such Owner is the owner of a Unit created in the Expansion Property shall remain fully liable with respect to his obligation for the payment of the costs and expenses of the Association, including the expenses, costs and fees for such new Common Element(s), if any. The recording of a Supplemental Declaration or Supplemental Map shall not alter the amount of the costs and expenses assessed to a Unit prior to such recording.

(c) The owners of each Unit brought into the Project by Supplemental Declaration and Supplemental Map shall be entitled to the same such voting privileges as those owners of Units initially brought into the Association through this Declaration and/or prior to any Supplemental Declaration thereof as set forth in Section 2.2.

Section 14.6 *Termination of Expansion and Development Rights.*

The rights reserved to Declarant for itself, its successors and assigns for the expansion and development of the Expansion Property shall expire twenty (20) years from the date of recording this Declaration, unless terminated earlier pursuant to the terms and provisions of the Act, or unless the expansion and development rights under this Article 14 are (i) extended as allowed by law, or (ii) reinstated or extended by the Association, subject to whatever terms, conditions, and limitations the Board of Directors may impose on the subsequent exercise of the expansion and development rights by the Declarant.



630815 08/18/1997 03:00P B734 P859

31 of 41 R 206.00 D 0.00 Sara J Fisher, Eagle, C

ARTICLE 15
DESIGN REVIEW

No alteration or additions to the Common Elements or Limited Common Elements or subdivision, allocation of any Unit shall be made unless first approved in writing by the Executive Board. The Executive Board shall exercise reasonable judgment to the end that all modifications to the Common Elements conform to and harmonize with existing surroundings and structures. The Executive Board has the absolute right to deny any requested changes which the Executive Board reasonably determines do not conform to and harmonize with existing surroundings and structures or which may impair or damage the Limited Common Elements or Common Elements. Alterations that do not impair structural integrity, electrical systems, or mechanical systems or lessen the support of any portion of the common interest community, shall be as set forth in Section 38-33.3-211 of the Act, as amended.

ARTICLE 16
MORTGAGEE'S RIGHTS

An Owner shall have the right from time to time to mortgage or encumber his interest by deed of trust, mortgage or other security instrument. A first mortgage shall be one which has first and paramount priority under applicable law. The Owner of a Unit may create junior mortgages, liens or encumbrances on the following conditions:

That any such junior mortgages shall always be subordinate to all of the terms, conditions, covenants, restrictions, uses, limitations, obligation liens for Common Expenses and other obligations created by this Declaration, the Articles of Incorporation and the Bylaws for the Association.

That the mortgagee under any junior mortgage shall release, for the purpose of restoration of any improvements upon the mortgaged premises, all of his right, title and interest in and to the proceeds under all insurance policies upon said premises by the Association. Such release shall be furnished forthwith by a junior mortgagee upon written request from one or more if the members of the Executive Board of the Association.

The following provisions are for the benefit of holders, insurers or guarantors of First Mortgages on Units. To the extent permitted under Colorado law and applicable, necessary or proper, the provisions of this Article apply to this Declaration and also to the Articles, Bylaws and Rules and Regulations of the Association.

Section 16.1 ***Distribution of Insurance or Condemnation Proceeds.*** In the event of a distribution of insurance proceeds or condemnation awards allocable among the Units for losses to, or taking of, all or part of the Common Elements, neither the Owner nor any other person shall take priority in receiving the distribution over the right of any Mortgagee who is a beneficiary of a First Mortgage against the Unit.

Section 16.2 ***Right to Pay Taxes and Charges.*** Mortgagees who hold First Mortgages against Units may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against any Common Elements, and may pay overdue

premiums on hazard insurance policies, or secure new hazard insurance coverage on the lapse of a policy for such Common Elements, and Mortgagees making such payments shall be owed immediate reimbursement therefor from the Association.

Section 16.3 **Audited Financial Statement.** Upon written request from any Agency or Mortgagee which has an interest or prospective interest in any Unit or the Project, the Association shall prepare and furnish within ninety (90) days an unaudited financial statement of the Association or audited financial statement of the Association, if available, for the immediately preceding fiscal year, at the expense of such Mortgagee.

Section 16.4 **Notice of Action.** Any First Mortgagee which holds, insures or guarantees a First Mortgage, upon written request to the Association, will be entitled to timely written notice of:

- 16.4.1 Any proposed amendment of the Association Documents effecting a change in (a) the boundaries of any Unit or the exclusive easement rights appertaining thereto, (b) the interest in the Common Elements appurtenant to the Unit or the liability of Assessments relating thereto, (c) the number of votes in the Association relating to any Unit, or (d) the purposes to which any Unit or the Common Elements are restricted or any amendment set forth in Section 17.2 below;
- 16.4.2 Any proposed termination of the common interest community;
- 16.4.3 Any condemnation loss or any casualty loss which affects a material portion of the Project or which affects any Unit on which there is a First Mortgage held;
- 16.4.4 Any delinquency in the payment of Assessments owed by a Unit Owner subject to the Mortgage where such delinquency has continued for a period of sixty (60) days;
- 16.4.5 Any lapse, cancellation or material modification of any insurance policy maintained by the Association pursuant to Article 9.

Section 16.5 **Action by Mortgagee.** If this Declaration or any Association Documents require the approval of Mortgagees then, if any Mortgagee fails to respond to any written proposal for such approval within thirty (30) days after such Mortgagee receives proper notice of the proposal (or such longer time as may be set forth in the notice), such Mortgagee shall be deemed to have approved such proposal provided that the notice was delivered to the Mortgagee by certified or registered mail, return receipt requested.

ARTICLE 17 DURATION OF COVENANTS AND AMENDMENT

Section 17.1 **Term.** The covenants and restrictions of this Declaration shall run with and bind the land in perpetuity, subject to the termination provisions of the Act.

Section 17.2 **Amendment.** This Declaration, or any provision of it, may be amended at any time by Owners holding not less than sixty-seven percent (67%) of the votes possible to be cast under this Declaration at a meeting of the Owners called for that purpose, and,



provided the First Mortgagee has requested notice in accordance with Section 16.5 above, the approval shall first be obtained of fifty-one percent (51%) of First Mortgagees of Units subject to a First Mortgage (which percentage is measured by votes allocated to such Units) if the amendment to the Association Documents add any material provisions which establish, provide for, govern or regulate any of the following:

- 17.2.1 Voting;
- 17.2.2 Assessments, Assessment liens or subordination of such liens;
- 17.2.3 Reserves for maintenance or repair and replacement of the Common Elements;
- 17.2.4 Insurance or fidelity bonds;
- 17.2.5 Reallocation of interests in the Common Elements, or rights to use of the Common Elements;
- 17.2.6 Responsibility for maintenance and repair of the Project;
- 17.2.7 Expansion or contraction of the common interest community, or the addition, annexation or withdrawal of property to or from the common interest community;
- 17.2.8 Boundaries of any Unit and/or subdivision thereof;
- 17.2.9 The interests in the Common Elements;
- 17.2.10 Convertibility of Units into Common Elements or of Common Elements into Units;
- 17.2.11 Imposition of any restrictions on the leasing of Units;
- 17.2.12 Imposition of any right of first refusal or similar restriction on the right of a Unit Owner to sell, transfer, or otherwise convey his or her Unit;
- 17.2.13 Establishment of self-management by the Association where professional management has been required by any Agency;
- 17.2.14 Any provision which is for the express benefit of any Agency or Mortgagee, regardless of whether the amendment is material;
- 17.2.15 Hazard or fidelity insurance requirements; and
- 17.2.16 Restoration or repair of the common interest community (after damage or partial condemnation) other than as specified herein.

Any amendment must be executed by the President of the Association and recorded, and approval of such amendment may be shown by attaching a certificate of the Secretary of the Association to the recorded instrument certifying the approval of a sufficient number of Owners of the amendment. Notwithstanding the foregoing, Declarant, acting alone, reserves to itself the right and power to modify and amend this Declaration and the Map to the fullest extent permitted under the Act.

Section 17.3 **Revocation.** This Declaration shall not be revoked nor shall the condominium regime created hereby be terminated (except as provided in Article 11 regarding total destruction and Article 12 regarding total condemnation), without (a) the consent of all of the Owners evidenced by a written instrument duly recorded with the Clerk and Recorder and

(b) the consent of sixty-seven percent (67%) of First Mortgagees of Units subject to First Mortgages (which percentage is measured by votes allocated to such Units).

ARTICLE 18 **LIMIT ON TIMESHARING**

No Owner of any Unit shall offer or sell any interest in such Unit under a "timesharing" or "interval ownership" plan, or any similar plan.

ARTICLE 19 **GENERAL PROVISIONS**

Section 19.1 **Restriction on Declarant Powers.** Notwithstanding anything to the contrary herein, no rights or powers reserved to Declarant hereunder shall exceed the time limitations or permissible extent of such rights or powers as restricted under the Act. Any provision in this Declaration in conflict with the requirements of the Act shall not be deemed to invalidate such provision as a whole but shall be adjusted as is necessary to comply with the Act.

Section 19.2 **Enforcement.** Except as otherwise provided in this Declaration, the Executive Board, Declarant or any Owner shall have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Executive Board of the Association, Declarant or by any Owner to enforce any covenant or restriction contained in this Declaration shall in no event be deemed a waiver of the right to do so thereafter.

Section 19.3 **Severability.** Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 19.4 **Conflicts Between Documents.** In case of conflict between this Declaration and the Articles and the Bylaws of the Association, this Declaration shall control. In case of conflict between the Articles and the Bylaws, the Articles shall control.

Section 19.5 **Registration of Mailing Address.** Each Owner shall register his mailing address with the Association, and all notices or demands, except routine statements and notices, intended to be served upon the Owner shall be sent by certified mail, postage prepaid, addressed in the name of the Owner at such registered mailing address, any such notice shall be deemed given when so mailed. All notices, demands or other notices intended to be served upon the Executive Board of the Association shall be sent certified mail, postage prepaid c/o The EDWARDS VILLAGE CENTER OWNERS ASSOCIATION, Inc., P. O. Box 1888, Edwards, Colorado 81632, until such address is changed and duly recorded in the Office of the Clerk and Recorder, County of Eagle, Colorado.

Section 19.6 **No Imperiling of Insurance.** No Owner or Guest shall do anything or cause anything to be kept in or on the Project which might result in an increase in the premiums of insurance obtained for the Project or which might cause cancellation of such

insurance.

Section 19.7 **No Violation of Law.** No Owner or Guest shall do anything or keep anything in or on the Project which would be immoral, improper, offensive or in violation of any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body.

Section 19.8 **No Noxious, Offensive, Hazardous or Annoying Activities.** No noxious or offensive activity shall be carried on upon any part of the Project nor shall anything be done or placed on or in any part of the Project which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others. No activity shall be conducted on any part of the Project and no improvements shall be made or constructed on any part of the Project which are or might be unsafe or hazardous to any person or property. No sound shall be emitted on any part of the Project which is unreasonably loud or annoying. No odor shall be emitted on any part of the Project which is noxious or offensive to others. No light shall be emitted from any part of the Project which is unreasonably bright or causes unreasonable glare.

Section 19.9 **No Unsightliness.** No unsightliness shall be permitted on or in any part of the Project. Without limiting the generality of the foregoing, and in order to create a uniform general appearance, nothing shall be hung or placed upon any of the Common Elements, including areas which are Limited Common Elements, and nothing shall be placed on or in windows or doors of Units, which in the opinion of the Board would or might create an unsightly appearance.

Section 19.10 **Restriction on Animals.** No animals, livestock, reptiles or birds shall be kept on any part of the Project, except that domesticated dogs, cats or birds may be kept by an Owner in his or her Unit, subject to all animal ordinances and Rules and Regulations promulgated by the Association in regard thereto, and provided that they are not kept for any commercial purposes. An Owner is responsible for any damage caused by such animal(s). No animals shall be allowed to remain tied or chained to any balconies, or other part of a Unit and any such animal(s) so tied or chained may be forthwith removed by the Association or its agents, without notice.

Section 19.11 **Restriction on Signs.** No signs or advertising devices of any nature shall be erected or maintained on any part of the Project without the prior written consent of the Association or Declarant.

Section 19.12 **No Violations of Rules.** No Owner and no Owner's tenants or Guests shall violate the rules and regulations adopted from time to time by the Association, whether relating to the use of Units, the use of Limited Common Elements, or otherwise.

Section 19.13 **Owner-Caused Damages.** If, because of the act or neglect of an Owner or such Owner's tenants, guests or family, loss or damage shall be caused to any person or property, including but not limited to the Project or any Unit therein, such Owner shall be liable and responsible for the same, except to the extent that such damage or loss is covered by insurance obtained by the Association and the carrier of the insurance has waived its rights of subrogation against such Owner. The amount of such loss or damage may be collected by the



EXHIBIT A

Legal Description

Edwards Village Center, Filing No. 1

Phase I, Edwards Village Center

Beginning at the northeasterly corner of Parcel 14, Remonov Center, a point common to Parcel 14, Tract F and Parcel 4A; thence S69degrees 29 minutes 35 seconds W a distance of 137.83 feet along the boundary between Parcel 14 and Parcel 4A; thence S 20 degrees 30 minutes 25 seconds E 191.00 feet along the boundary between Parcel 14 and Parcel 4A to a point on the right of way boundary line of Edwards Village Boulevard; thence along the right of way boundary line of Edwards Village Boulevard 91.19 feet along the arc of a curve to the right with a radius of 904.72 feet the chord of which bears S 74 degrees 16 minutes 49 seconds W, 91.15 feet; thence continuing along the right of way boundary line of Edwards Village Boulevard S 77 degrees 10 minutes 04 seconds a distance of 170.92 feet; thence leaving Edwards Village Boulevard N 12 degrees 53 minutes 22 seconds W 113.37 feet; thence N23 degrees 55 minutes 55 seconds E 306.41 feet; thence N66 seconds 04 minutes 05 seconds W 174.84 feet; thence N 23 degrees 55 minutes 55 seconds E 56.55 feet to a point on the boundary line between Parcel 14 and Tract F; thence along the boundary line between Parcel 14 and Tract F 419.34 feet along the arc of a curve to the right with a radius of 2784.85 feet, the chord of which bears S 57 degrees 46 minutes 58 seconds E, 418.94 feet to the Point of Beginning. Said parcel contains 1.968 acres more or less.



630815 08/18/1997 03:00P B734 P859
38 of 41 R 206.00 D 0.00 Sara J Fisher, Eagle, C

EXHIBIT B

Allocated Interests

Unit #	Address	Square Feet	% Share of Common Elements & Common Expenses	Votes
F	0105F EDWARDS VILLAGE BOULEVARD	2,701.34	13.65%	1,365
G-101	0105-G101 EDWARDS VILLAGE BOULEVARD	986.07	4.98%	498
G-102	0105-G102 EDWARDS VILLAGE BOULEVARD	629.15	3.18%	318
G-103	0105-G103 EDWARDS VILLAGE BOULEVARD	875.03	4.42%	442
G-104	0105-G104 EDWARDS VILLAGE BOULEVARD	1,225.96	6.19%	619
G-105	0105-G105 EDWARDS VILLAGE BOULEVARD	876.13	4.43%	443
G-106	0105-G106 EDWARDS VILLAGE BOULEVARD	771.43	3.90%	390
G-107	0105-G107 EDWARDS VILLAGE BOULEVARD	1,782.72	9.01%	901
G-108	0105-G108 EDWARDS VILLAGE BOULEVARD	1,623.76	8.20%	820
G-109	0105-G109 EDWARDS VILLAGE BOULEVARD	719.00	3.63%	363
G-201	105-G201 EDWARDS VILLAGE BOULEVARD	438.34	2.21%	221
G-202	105-G202 EDWARDS VILLAGE BOULEVARD	401.98	2.03%	203
G-203	105-G203 EDWARDS VILLAGE BOULEVARD	401.98	2.03%	203
G-204	105-G204 EDWARDS VILLAGE BOULEVARD	334.68	1.69%	169
G-205	105-G205 EDWARDS VILLAGE BOULEVARD	1,097.97	5.55%	555
G-206	105-G206 EDWARDS VILLAGE BOULEVARD	703.42	3.55%	355
G-207	105-G207 EDWARDS VILLAGE BOULEVARD	389.48	1.97%	197
G-208	105-G208 EDWARDS VILLAGE BOULEVARD	700.90	3.54%	354
G-209	105-G209 EDWARDS VILLAGE BOULEVARD	786.85	3.98%	398
G-210	105-G210 EDWARDS VILLAGE BOULEVARD	362.15	1.83%	183
G-211	105-G211 EDWARDS VILLAGE BOULEVARD	375.72	1.90%	190
G-212	105-G212 EDWARDS VILLAGE BOULEVARD	401.98	2.03%	203
G-213	105-G213 EDWARDS VILLAGE BOULEVARD	932.17	4.71%	471
G-214	105-G214 EDWARDS VILLAGE BOULEVARD	274.67	1.39%	139
TOTALS		19,792.88	100.00%	10,000



630815 08/18/1997 03:00P B734 P859
 39 of 41 R 206.00 D 0.00 Sara J Fisher, Eagle, C

EXHIBIT C



630815 08/18/1997 03:00P B734 P859
40 of 41 R 206.00 D 0.00 Sara J Fisher, Eagle, C

Reservations and exceptions in patents and in acts authorizing their issuance as the same may affect the subject property and specifically, the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as set forth in United States Patent recorded February 27, 1924 in Book 48 at Page 395.

Terms, conditions and provisions of Declaration of Restrictive Covenants recorded August 17, 1981 in Book 327 at Page 737.

Terms, conditions, provisions, agreements and obligations specified under The Order of Inclusion of the Upper Eagle Valley Consolidated Sanitation District, recorded June 25, 1985 in Book 417 at Page 917.

Terms, conditions, provisions, agreements, liens and obligations specified under the Order Organizing the Western Eagle County Metropolitan District recorded October 3, 1985 in Book 426 at Page 664.

Conditions, notes, restrictions and easements as shown on the following recorded plats:

- a) Edwards Village recorded October 21, 1981 in Book 331 at Page 334
- b) Edwards Village Fire Station recorded October 8, 1985 in Book 427 at Page 2
- c) Edwards Village Center recorded January 27, 1986 in Book 435 at Page 451 and a resubdivision of Parcel 4 and Parcel 5 recorded November 14, 1991 in Book 567 at Page 22 final plat.
- d) Remonov Center recorded March 13, 1996 in Book 689 at Page 943

Terms, conditions and provisions of Trench, Conduit and Vault Agreement recorded August 23, 1996 in Book 703 at Page 553.

An easement for Underground right-of-way and incidental purposes granted to Holy Cross Electric Association, Inc. by the instrument recorded August 23, 1996 in Book 703 at Page 575.

Terms, conditions and provisions of Trench, Conduit and Vault Agreement recorded January 21, 1997 in Book 713 at Page 676.

An easement for Underground right-of-way and incidental purposes granted to Holy Cross Electric Association, Inc. by the instrument recorded January 17, 1997 in Book 716 at Page 630.

Terms, conditions and provisions of Condominium Declaration recorded 8-18-97, 1997 in Book 734 at Page 859.

Easements reservations and restrictions as shown on the Condominium Map recorded 8-18, 1997 in Book 734 at Page 858.

Terms, conditions and provisions of Easement Agreement recorded 8-18-97, in Book 734 at Page 860.

EXHIBIT D

The Expansion Property

Edwards Village Center Filing No. 1

Beginning at the northerly corner of Parcel 14, Remonov Center, Thence along the boundary line between Parcel 14 and Tract F 161.25 feet on a curve to the right with a radius of 2784.85 feet, the chord of which bears S63degrees 45 minutes 20 seconds E 161.25 feet; thence S23 degrees 55 minutes 55 seconds W 56.55 feet; thence S66 degeed 04 minutes 05 seconds E a distance of 174.84 feet; thence S23 degrees 55 minutes 55 secondsW a distance of 306.41 feet, thence S 12 degrees 53 minutes 22 seconds E 113.37 feet to the right of way boundary line of Edwards Village Boulevard; thence along the right of way boundary line of Edwards Village Boulevard S 77 degrees 10 minutes 04 seconds W 142.26 feet; thence continuing along Edwards Village Boulevard 382.22 feet along the arc of a non-tangent curve to the left having a radius of 339.92 feet, the chord of which bears on N45 degrees 02 minutes 46 seconds W 362 40 feet; thence continuing along Edwards Village Boulevard N77 degrees 15 minutes 36 seconds W 134.50 feet; thence departing Edwards Village Boulevard along the line common to Parcel 14 and Tract K N03 degrees 36 minutes 48 seconds E 120.19 feet; thence continuing along the line common to Parcel 14 and Tract K, N19 degrees 03 minutes 51 seconds W 85.00 feet to a point common to the boundary of Parcel 14, Tract K and Parcel 2; thence along the boundary between Parcel 14 and Parcel 2 S72degrees 22 minutes 46 seconds E 69.48 feet; thence continuing along the boundary between Parcel 14 and Parcel 2, S72 degrees 25 minutes 58 seconds E 230.00 feet; thence along the boundary between Parcel 14, Parcel 2 and Parcel 1, N23 degrees 45 minutes 20 seconds a distance of 195.00 feet to the Point of Beginning. Said parcel contains 4.525 Acres more or less.,



630815 08/18/1997 03:00P B734 P859
41 of 41 R 206.00 D 0.00 Sara J Fisher, Eagle, C

FILE

5/26

SUPPLEMENT TO CONDOMINIUM DECLARATION OF EDWARDS VILLAGE CENTER

This Supplement to the Condominium Declaration of Edwards Village Center is made as of this ___ day of ___, 1997, by Remonov & Company, Inc., a Colorado Corporation (the "Declarant").

RECITALS

A. Declarant is the owner of that certain real property located in Eagle County, Colorado, more particularly referred to on Exhibit "D" (the "Expansion Property") to the Condominium Declaration of Edwards Village Center previously recorded in Book 734 at Page 759, at Reception Number 630815 of the records of the Eagle County Clerk and Recorder on August 18, 1997, and as depicted on the Plat Map for Edwards Village Center Phase I, Parcel 14, Remonov Center, County of Eagle, State of Colorado.

B. The "Expansion Property" legal description contained typographical errors. The attached legal description (Exhibit B) has been corrected.

C. Declarant desires to supplement the Declaration as follows:

Section 2.2. "Allocated Interests" means the undivided interest in the Assessment and votes in the Association allocated to each Unit as set forth in Exhibit "A" attached hereto. The formulas for the Allocated Interests are as follows:

2.2.1. "Percentage Share of Common Elements and Common Expenses". The ratio which the approximate net interior square footage of a Unit bears to the approximate total net interior square footage of all Units.

2.2.2. "Voting". Each Unit shall be allocated the number of votes equal to the same number which is described as a percentage interest in the common elements allocated to each Unit as set forth in "Exhibit A".

Section 3.3. "Number of Units". The number of the Units in the Project subject to this Declaration and Supplemental Declaration is eighty-three (83). The maximum number of Units which may be subjected to the Declaration is one hundred (100).

Section 3.4. "Identification of Units". The identification number of each Unit is shown on the Map and Supplemental Map.

Section 14.7. "Exercise of Development Rights". Declarant hereby exercises its right under this Article XIV to add the Expansion Property to the Project, to the Property and to the Association, and further expands the Common Elements as set forth on the Supplemental Map.

The Declarant does subject the Expansion Property and Common Elements as shown on the Supplemental Map to the Declaration.

Clarke's Note: This document is a poor copy and will not photograph well. This is not the fault of this office.

Declarant Remonov & Company, Inc., a Colorado Corporation

By: [Signature] Its: President

Lender: By: [Signature] Its: Senior Vice President

Deposit Guaranty National Bank



643525 12/30/1997 03:56P B747 P582 1 of 5 R 26.00 D 0.00 Sara J Fisher, Eagle, CO

EXHIBIT A

643525 12/30/1997 03:56P B747 P582
of 5 R 26.00 D 0.00 Sara J Fisher, Eagle, CO

% Share of
Common
Elements &
Common
Expenses

Unit #	Address	Square Feet	% Share of Common Elements & Common Expenses	Votes
F	0105F EDWARDS VILLAGE BOULEVARD	2,701.34	3.40%	340
G-101	0105-G101 EDWARDS VILLAGE BOULEVARD	986.07	1.24%	124
G-102	0105-G102 EDWARDS VILLAGE BOULEVARD	629.15	0.79%	79
G-103	0105-G103 EDWARDS VILLAGE BOULEVARD	875.03	1.10%	110
G-104	0105-G104 EDWARDS VILLAGE BOULEVARD	1,225.96	1.54%	154
G-105	0105-G105 EDWARDS VILLAGE BOULEVARD	876.13	1.10%	110
G-106	0105-G106 EDWARDS VILLAGE BOULEVARD	771.43	0.97%	97
G-107	0105-G107 EDWARDS VILLAGE BOULEVARD	1,782.72	2.24%	224
G-108	0105-G108 EDWARDS VILLAGE BOULEVARD	1,623.76	2.04%	204
G-109	0105-G109 EDWARDS VILLAGE BOULEVARD	719.00	0.90%	90
G-201	0105-G201 EDWARDS VILLAGE BOULEVARD	438.34	0.55%	55
G-202	0105-G202 EDWARDS VILLAGE BOULEVARD	401.98	0.51%	51
G-203	0105-G203 EDWARDS VILLAGE BOULEVARD	401.98	0.51%	51
G-204	0105-G204 EDWARDS VILLAGE BOULEVARD	334.68	0.42%	42
G-205	0105-G205 EDWARDS VILLAGE BOULEVARD	1,097.97	1.38%	138
G-206	0105-G206 EDWARDS VILLAGE BOULEVARD	703.42	0.89%	89
G-207	0105-G207 EDWARDS VILLAGE BOULEVARD	389.48	0.49%	49
G-208	0105-G208 EDWARDS VILLAGE BOULEVARD	700.90	0.88%	88
G-209	0105-G209 EDWARDS VILLAGE BOULEVARD	786.85	0.99%	99
G-210	0105-G210 EDWARDS VILLAGE BOULEVARD	362.15	0.46%	46
G-211	0105-G211 EDWARDS VILLAGE BOULEVARD	375.72	0.47%	47
G-212	0105-G212 EDWARDS VILLAGE BOULEVARD	401.98	0.51%	51
G-213	0105-G213 EDWARDS VILLAGE BOULEVARD	932.17	1.17%	117
G-214	0105-G214 EDWARDS VILLAGE BOULEVARD	274.67	0.35%	35
A-101	0105-A101 EDWARDS VILLAGE BOULEVARD	7,017.72	8.83%	883
A-102	0105-A102 EDWARDS VILLAGE BOULEVARD	1,055.44	1.33%	133
A-103	0105-A103 EDWARDS VILLAGE BOULEVARD	1,057.57	1.33%	133
A-201	0105-A201 EDWARDS VILLAGE BOULEVARD	135.20	0.17%	17
A-202	0105-A202 EDWARDS VILLAGE BOULEVARD	306.33	0.39%	39
A-203	0105-A203 EDWARDS VILLAGE BOULEVARD	1,259.80	1.59%	159
A-204	0105-A204 EDWARDS VILLAGE BOULEVARD	1,905.22	2.40%	240
A-205	0105-A205 EDWARDS VILLAGE BOULEVARD	1,016.49	1.28%	128
A-206	0105-A206 EDWARDS VILLAGE BOULEVARD	1,064.82	1.34%	134
A-207	0105-A207 EDWARDS VILLAGE BOULEVARD	673.98	0.85%	85
A-208	0105-A208 EDWARDS VILLAGE BOULEVARD	434.27	0.55%	55
A-209	0105-A209 EDWARDS VILLAGE BOULEVARD	856.05	1.08%	108
B-101	0105-B101 EDWARDS VILLAGE BOULEVARD	1,697.14	2.14%	214
B-103	0105-B103 EDWARDS VILLAGE BOULEVARD	1,308.80	1.65%	165
B-105	0105-B105 EDWARDS VILLAGE BOULEVARD	735.46	0.93%	93
C-101	0105-C101 EDWARDS VILLAGE BOULEVARD	1,032.10	1.30%	130
C-102	0105-C102 EDWARDS VILLAGE BOULEVARD	861.44	1.08%	108

C-103	0105-C103	EDWARDS VILLAGE BOULEVARD	642.20	0.81%	81
C-104	0105-C104	EDWARDS VILLAGE BOULEVARD	919.62	1.16%	116
C-105	0105-C105	EDWARDS VILLAGE BOULEVARD	500.46	0.63%	63
C-106	0105-C106	EDWARDS VILLAGE BOULEVARD	919.28	1.16%	116
C-107	0105-C107	EDWARDS VILLAGE BOULEVARD	885.18	1.11%	111
C-108	0105-C108	EDWARDS VILLAGE BOULEVARD	1,004.06	1.26%	126
C-201	0105-C201	EDWARDS VILLAGE BOULEVARD	1,348.65	1.70%	170
C-202	0105-C202	EDWARDS VILLAGE BOULEVARD	574.26	0.72%	72
C-203	0105-C203	EDWARDS VILLAGE BOULEVARD	738.06	0.93%	93
C-204	0105-C204	EDWARDS VILLAGE BOULEVARD	681.36	0.86%	86
C-205	0105-C205	EDWARDS VILLAGE BOULEVARD	804.52	1.01%	101
C-206	0105-C206	EDWARDS VILLAGE BOULEVARD	583.91	0.73%	73
C-207	0105-C207	EDWARDS VILLAGE BOULEVARD	419.82	0.53%	53
C-208	0105-C208	EDWARDS VILLAGE BOULEVARD	400.46	0.50%	50
C-209	0105-C209	EDWARDS VILLAGE BOULEVARD	465.204	0.59%	59
C-210	0105-C210	EDWARDS VILLAGE BOULEVARD	1,197.53	1.51%	151
D-101	0105-D101	EDWARDS VILLAGE BOULEVARD	1,124.05	1.41%	141
D-102	0105-D102	EDWARDS VILLAGE BOULEVARD	405.47	0.51%	51
D-103	0105-D103	EDWARDS VILLAGE BOULEVARD	1,076.63	1.35%	135
D-104	0105-D104	EDWARDS VILLAGE BOULEVARD	905.14	1.14%	114
D-105	0105-D105	EDWARDS VILLAGE BOULEVARD	693.85	0.87%	87
D-106	0105-D106	EDWARDS VILLAGE BOULEVARD	1,174.19	1.48%	148
D-107	0105-D107	EDWARDS VILLAGE BOULEVARD	1,576.26	1.98%	198
D-201	0105-D201	EDWARDS VILLAGE BOULEVARD	1,602.89	2.02%	202
D-202	0105-D202	EDWARDS VILLAGE BOULEVARD	1,109.51	1.40%	140
D-203	0105-D203	EDWARDS VILLAGE BOULEVARD	776.73	0.98%	98
D-204	0105-D204	EDWARDS VILLAGE BOULEVARD	316.51	0.40%	40
D-205	0105-D205	EDWARDS VILLAGE BOULEVARD	371.70	0.47%	47
D-206	0105-D206	EDWARDS VILLAGE BOULEVARD	714.68	0.90%	90
D-207	0105-D207	EDWARDS VILLAGE BOULEVARD	655.82	0.83%	83
D-208	0105-D208	EDWARDS VILLAGE BOULEVARD	1,877.44	2.36%	236
E-101	0105-E101	EDWARDS VILLAGE BOULEVARD	688.25	0.87%	87
E-102	0105-E102	EDWARDS VILLAGE BOULEVARD	625.17	0.79%	79
E-103	0105-E103	EDWARDS VILLAGE BOULEVARD	598.32	0.75%	75
E-104	0105-E104	EDWARDS VILLAGE BOULEVARD	695.16	0.87%	87
E-201	0105-E201	EDWARDS VILLAGE BOULEVARD	699.77	0.88%	88
E-202	0105-E202	EDWARDS VILLAGE BOULEVARD	694.09	0.87%	87
E-203	0105-E203	EDWARDS VILLAGE BOULEVARD	364.97	0.46%	46
E-204	0105-E204	EDWARDS VILLAGE BOULEVARD	206.77	0.26%	26
E-205	0105-E205	EDWARDS VILLAGE BOULEVARD	719.90	0.91%	91
H-001	0105-H001	EDWARDS VILLAGE BOULEVARD	1,642.86	2.07%	207
H-101	0105-H101	EDWARDS VILLAGE BOULEVARD	3,849.06	4.84%	484

TOTALS

79,460.47 100% 10,000



643525 12/30/1997 03:56P B747 P582
4 of 5 R 26.00 D 0.00 Sara J Fisher, Eagle, CO

EXHIBIT B

Parcel 14, Expansion Parcel

Beginning at the northerly corner of Parcel 14, Remonov Center, thence along the boundary line between Parcel 14 and Tract F 161.28 feet on a curve to the right with a radius of 2784.85 feet, the chord of which bears S63°45'20"E 161.25 feet; thence S23°55'55"W 56.55 feet; thence S66°04'05"E a distance of 174.84 feet; thence S23°55'55"W a distance of 306.41 feet; thence S12°53'22"E 113.37 feet to the right of way boundary line of Edwards Village Boulevard; thence along the right of way boundary line of Edwards Village Boulevard S77°10'04"W 142.26 feet; thence continuing along Edwards Village Boulevard 382.22 feet along the arc of a non-tangent curve to the left having a radius of 339.92 feet, the chord of which bears of N45°02'46"W 362.40 feet; thence continuing along Edwards Village Boulevard N77°15'36"W 134.50 feet; thence departing Edwards Village Boulevard along the line common to Parcel 14 and Tract K N03°36'48"E 120.19 feet; thence continuing along the line common to Parcel 14 and Tract K, N19°03'51"W 85.00 feet to a point common to the boundary of Parcel 14, Tract K and Parcel 2; thence along the boundary between Parcel 14 and Parcel 2, N72°22'46"E 69.48 feet; thence continuing along the boundary between Parcel 14 and parcel 2, S72°25'58"E 230.00 feet; thence along the boundary between Parcel 14, Parcel 2 and Parcel 1, N23°45'20"E a distance of 195.00 feet to the Point of Beginning. Said parcel contains 4.525 acres more or less.



643525 12/30/1997 03:56P B747 P582
5 of 5 R 26.00 D 0.00 Sara J Fisher, Eagle, CO