

15.8

229129  
SUMMIT COUNTY  
CLERK AND RECORDER

BUILDING 3 SUPPLEMENT TO CONDOMINIUM DECLARATION

FOR SNOWSCAPE CONDOMINIUMS JUN 23 2 43 PM '81

ARLYS H. WARD

AMBER ENTERPRISES, INC., a Colorado corporation, hereinafter called Declarant, hereby enters into this Supplement to Declaration for the purpose of expanding the Snowscape Condominium Project, located in Summit County, Colorado.

WHEREAS, the Declarant has executed a Declaration for Snowscape Condominiums dated the 23rd day of October, 1980 and recorded the 23rd day of October, 1980 at Reception No. 213812, and a Building 2 Supplement to Condominium Declaration for Snowscape Condominiums, dated December 11, 1980 and recorded the 24th day of December, 1980 at Reception No. 217292, and a Building 5 Supplement to Condominium Declaration for Snowscape Condominiums, dated January 23, 1981 and recorded the 24th day of February, 1981 at Reception No. 220221, and a Building 4 Supplement to Condominium Declaration for Snowscape Condominiums, dated April 23, 1981 and recorded the 24th day of April, 1981 at Reception No. 222600, providing for the submission of certain land, described in Exhibit A to this Supplement to the Declaration, together with the buildings and improvements erected thereon, and

WHEREAS, the Declarant has provided in Paragraph 27 of the Declaration, and reserved his sole and exclusive right to expand the Condominium Project from time to time by adding thereto all or any portion of the real property described in Exhibit B to the Declaration; and

WHEREAS, the Declarant desires to exercise his option and right to expand the Project, and supplements the Declaration to provide for the expansion of the Project by the submission thereto of a portion of the additional land and improvements and a division of the same into Condominium Units; and

WHEREAS, as additional Units are submitted to the terms of the Declaration by this Supplement to that Declaration, the undivided interest in and to the Common Elements appurtenant to each such Unit shall not be a part of the Common Elements of the Units described and initially created by the Declaration and the Map, nor a part of the Common Elements of subsequently submitted Units; provided, however, that all Owners of Units shall have a non-exclusive right in common with all of the other Owners to use all of the Common Elements within the Snowscape Condominium Project designated on the Map and all Supplements thereto,

NOW, THEREFORE Declarant hereby supplements the Declaration of Snowscape Condominiums as follows: Building 3 of Snowscape Condominiums will consist of one building containing a total of fifteen units. These units and their location within the building are depicted on the Supplemental Condominium Map for Snowscape Condominiums, Building 3 recorded at Reception No. 225128 of the Summit County records.

Pursuant to the Declaration the undivided interest in and to the Common Elements appurtenant to each such Unit is hereby allocated to each Unit in accordance with the attached Exhibit B.

As set forth in the Declaration, the Declarant hereby reaffirms the reservation unto itself of certain rights, powers, and authorities, including without limitation the right to further expand the Condominium Project by adding all or any portion of the remaining or additional land to the provisions of the Declaration and to include the same as part of the Project.

Except as modified by this Supplement, the Declarant ratifies and affirms all of the terms and the provisions of the Declaration and By-laws of Snowscape Condominiums.

All references to the Condominium Declaration for Snowscape Condominiums shall and are hereby deemed to include this fourth Supplement unless specific provision to the contrary is made.

IN WITNESS WHEREOF, Declarant has executed this Building 3 Supplement to the Condominium Declaration for Snowscape Condominiums this 23rd day of June, 1981.

Declarant:

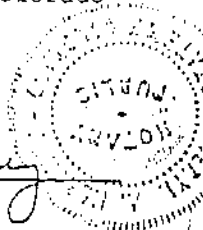
AMBER ENTERPRISES, INC.,  
a Colorado corporation

John R. Stevens  
By: John R. Stevens, President

STATE OF COLORADO    )  
County of Summit    ) ss.

Subscribed and sworn to before me this 23rd day of June, 1981 by AMBER ENTERPRISES, INC., a Colorado corporation by John R. Stevens, President.

Cheryl A. Hershey  
Notary Public



My commission expires: 9-22-83

EXHIBIT A

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 29-B, THENCE N 00°09'04" W ALONG THE WEST LINE OF SAID LOT 29-B A DISTANCE OF 198.94 FEET; THENCE N 89°50'56" E A DISTANCE OF 158.00 FEET; THENCE N 51°58'10" E A DISTANCE OF 62.81 FEET; THENCE S 81°03'56" E A DISTANCE OF 78.00 FEET; THENCE N 70°24'31" E A DISTANCE OF 19.97 FEET; THENCE S 05°38'41" W A DISTANCE OF 232.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 29-B; THENCE S 89°38'26" W ALONG SAID SOUTH LINE OF LOT 29-B A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING, CONTAINING 61502 SQUARE FEET OR 1.1412 ACRES, MORE OR LESS.

EXHIBIT B

BUILDING 3 SUPPLEMENT TO CONDOMINIUM DECLARATION  
FOR SNOWSCAPE CONDOMINIUMS

Fractional Interest in the Common Elements of the Owner of  
each Unit:

<u>Unit No.</u>	<u>Fractional Interest</u>
9460	1/15
9461	1/15
9462	1/15
9463	1/15
9464	1/15
9465	1/15
9471	1/15
9472	1/15
9473	1/15
9474	1/15
9475	1/15
9482	1/15
9483	1/15
9484	1/15
9485	1/15
Total	100%

225486

SUMMIT COUNTY  
CLERK AND RECORDER

FIRST AMENDMENT TO BUILDING 3  
SUPPLEMENT TO CONDOMINIUM DECLARATION  
FOR SNOWSCAPE CONDOMINIUMS

JUL 2 21 PM '81

ARLYS H. WARD

AMBER ENTERPRISES, INC., a Colorado corporation, hereinafter called Declarant, hereby enters into this First Amendment to the Building 3 Supplement to Condominium Declaration for Snowscape Condominiums for the limited purpose of correcting an error in the legal description on the Supplemental Condominium Map for Building 3, as it was originally dated June 23, 1981, and recorded at Reception No. 225128 of the Summit County, Colorado records, and on Exhibit A to the Building 3 Supplement to Condominium Declaration for Snowscape Condominiums dated June 23, 1981 and recorded at Reception No. 225129 of the Summit County, Colorado records.

The legal description of Building 3 on the original Supplemental Condominium Map and on Exhibit A to the Supplement to the Declaration incorrectly called a beginning at the Southeast corner of Lot 29-B; the correct point of beginning is the Southwest corner of Lot 29-B.

Declarant hereby amends, corrects and supplements the Supplemental Condominium Map for Snowscape Condominiums, Building 3 and the Exhibit A to the Building 3 Supplement to Condominium Declaration in their entirety and substitutes the Supplemental Condominium Map for Snowscape Condominiums, Building 3, amended, recorded at Reception No. 225485 of the Summit County records, and the Exhibit A Amended, attached hereto in their place and stead.

IN WITNESS WHEREOF, Declarant has executed this First Amendment to Building 3 Supplement to Condominium Declaration for Snowscape Condominiums this 30 day of June, 1981.

Declarant:

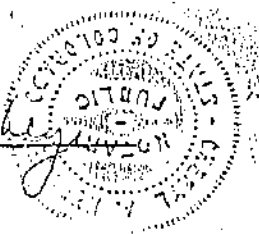
AMBER ENTERPRISES, INC.,  
a Colorado corporation

John R. Stevens President  
By: John R. Stevens, President

STATE OF COLORADO )  
County of Summit ) ss.

Subscribed and sworn to before me this  
1st day of July, 1981 by AMBER ENTERPRISES, INC.,  
a Colorado corporation by John R. Stevens, President.

Cheryl A. Hershberger  
Notary Public



My commission expires: 9-6-83

EXHIBIT A AMENDED

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 29-B,  
THENCE N 00°09'04" W ALONG THE WEST LINE OF SAID LOT  
29-B A DISTANCE OF 198.94 FEET; THENCE N 89°50'56" E  
A DISTANCE OF 158.00 FEET; THENCE N 51°58'10" E  
A DISTANCE OF 62.81 FEET; THENCE S 81°03'56" E A DIS-  
TANCE OF 78.00 FEET; THENCE N 70°24'31" E A DISTANCE  
OF 19.97 FEET; THENCE S 05°38'41" W A DISTANCE OF  
232.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT  
29-B; THENCE S 89°38'26" W ALONG SAID SOUTH LINE OF  
LOT 29-B A DISTANCE OF 280.00 FEET TO THE POINT OF  
BEGINNING, CONTAINING 61502 SQUARE FEET OR 1.1412  
ACRES, MORE OR LESS.