

10.00

BUILDING 4 SUPPLEMENT TO CONDOMINIUM DECLARATION  
FOR SNOWSCAPE CONDOMINIUMS

APR 24 10 31 AM '81  
ARLINGTON WARD  
SUMMIT COUNTY  
CLERK AND RECORDER

222600

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, 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 4 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 4 recorded at Reception No. 022599 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.

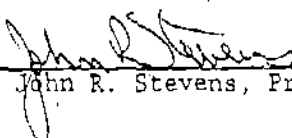
Except as modified by this Supplement, the Declarant ratifies and affirms all of the terms and the provisions of the Declaration and By-laws of Snowscape Condominiums.

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

IN WITNESS WHEREOF, Declarant has executed this Building 4 Supplement to the Condominium Declaration for Snowscape Condominiums this 28<sup>th</sup> day of April, 1981

Declarant:

AMBER ENTERPRISES, INC.,  
a Colorado corporation

  
By: John R. Stevens, President

STATE OF COLORADO  
County of Summit

} ss.  
}

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

Russell J. Hulman  
Notary Public

My Commission expires:

June 19, 1982

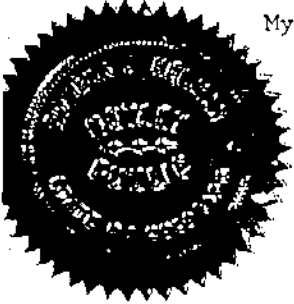


EXHIBIT A

A TRACT OF LAND BEING A PORTION OF LOT 29-B,  
OF A RESUBDIVISION OF LOT 29, WILDERNEST FILING NO. 2, A SUBDIVISION LOCATED  
IN SUMMIT COUNTY, COLORADO AND FILED FOR RECORD IN THE OFFICE OF THE SUMMIT  
COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 205561. SAID TRACT OF LAND  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 29-B, THENCE S 89°38'26" W  
ALONG THE SOUTH LINE OF SAID LOT 29-B A DISTANCE OF 269.50 FEET; THENCE  
N 05°38'41" E A DISTANCE OF 232.00 FEET; THENCE N 70°24'31" E A DISTANCE  
OF 57.03 FEET; THENCE N 12°36'16" E A DISTANCE OF 47.00 FEET; THENCE  
S 77°23'44" E A DISTANCE OF 57.00 FEET; THENCE S 12°36'16" W A DISTANCE  
OF 95.00 FEET; THENCE S 42°25'39" E A DISTANCE OF 36.12 FEET; THENCE  
N 89°50'56" E A DISTANCE OF 123.00 FEET TO A POINT ON THE EAST LINE OF  
SAID LOT 29-B; THENCE S 00°09'04" E ALONG SAID EAST LINE OF LOT 29-B A  
DISTANCE OF 162.69 FEET TO THE POINT OF BEGINNING, CONTAINING 53878 SQUARE  
FEET OR 1.237 ACRES, MORE OR LESS.

EXHIBIT B

BUILDING 4 SUPPLEMENT TO CONDOMINIUM DECLARATION  
FOR SNOWSCAPE CONDOMINIUMS

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

PHASE TWO--BUILDING FOUR

<u>Unit No.</u>	<u>Fractional Interest</u>
9430	1/15
9431	1/15
9432	1/15
9433	1/15
9434	1/15
9435	1/15
9440	1/15
9441	1/15
9442	1/15
9443	1/15
9444	1/15
9450	1/15
9451	1/15
9452	1/15
9453	1/15
Total	100%