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FIRST SUPPLEMENTAL CONDOMINIUM DECLARATION

FOR

GROUSE GLEN AT VAIL CONDOMINIUMS

00137

RECITALS

1. The Condominium Declaration for Grouse Glen At Vail Condominiums (the "Original Declaration") was recorded on July 14, 1981, in Book 325 at Page 925 of the real property records (the "Records") in the Office of the Clerk and Recorder of the County of Eagle, State of Colorado.

2. The First Amendment to Condominium Declaration for Grouse Glen At Vail Condominiums (the "First Amendment") was recorded FEBRUARY 11, 1991, in Book 372 at Page 619 of the Records. The Original Declaration, as amended by the First Amendment, is called hereinafter the "Declaration".

3. The Declaration established a condominium project on the real property interests described in Exhibit A to the Declaration (such real property interests called herein "Property A"), and a condominium map was filed showing the location of condominium units on Property A. Property A was divided into six condominium units with each such condominium unit having appurtenant thereto a certain undivided interest in the "general common elements" (as defined in the Declaration) of all property then and thereafter made subject to the Declaration. The appurtenant undivided interest in such general common elements for each such condominium unit is set forth in Exhibit C to the Declaration. The Declaration reserved to the owner (called herein "Declarant") of certain additional real property described in Exhibit B to the Declaration (such property called herein the "Additional Property") the right to subject the Additional Property to the Declaration, and further reserved to Declarant the right to diminish the undivided interest in the general common elements appurtenant to existing "apartment units", as defined in the Declaration, and the right to convey and attribute (from the interest in general common elements taken from existing apartment units) to additional apartment units constructed on the Additional Property undivided interests in the general common elements, all as set forth in subparagraph 2(b) of the Declaration.

4. Declarant has constructed buildings on the Additional Property, which buildings contain a total of five units.

5. The purpose of this First Supplemental Condominium Declaration is to subject the Additional Property to the provisions of the Declaration, in conjunction with the filing of a

DECLARANT

Supplemental Condominium Map showing the location of the apartment units on the Additional Property, and to allocate to each apartment unit subject to the Declaration, as amended and hereby supplemented, a portion of the interest in the general common elements of all property interests now or hereafter made subject to the Declaration.

#### DECLARATION

1. Declarant hereby adds the real property described in Schedule I attached hereto and made a part hereof (such property being the Additional Property), as additional real property covered by the provisions of the Declaration, as supplemented hereby.

2. Declarant does hereby establish a plan for the ownership of real property estates in fee simple consisting of the air space contained in each of the apartment units in the buildings constructed on the Additional Property and the co-ownership, by the individual and separate owners thereof, as tenants in common, of all of the remaining real property interests subject to the Declaration, as supplemented hereby. A Supplemental Condominium Map will be filed showing the location of said buildings on the Additional Property, which is hereby made subject to the Declaration, as supplemented hereby.

3. The Additional Property is hereby divided into five condominium units designated, and Declarant does hereby revise and amend Exhibit C to the Declaration to read in its entirety as set forth in Schedule II attached hereto and made a part hereof, such that each condominium unit subject to the Declaration, as amended and hereby supplemented, shall consist of an apartment unit, an undivided interest in the general common elements appurtenant to such unit, which interest is set forth in Exhibit C, as hereby revised and amended, and the exclusive right to use and enjoy limited common elements as set forth in Exhibit C, as hereby revised and amended.

IN WITNESS WHEREOF, Declarant has duly executed this First Supplemental Condominium Declaration this 28<sup>th</sup> day of JANUARY, 1992.

P.K. 1992.

DECLARANT:

BUFFER CREEK TOWNHOMES, LTD.  
a Colorado limited partnership

BY:   
PETER F. KYLE, General Partner



CROSSVIEW PROPERTIES, LTD., a Colorado limited partnership

BY: CINDAKON VENTURE, INC., a Colorado corporation, as General Partner

BY: Robert M. Ullman, President

STATE OF COLORADO )  
 ) ss:  
COUNTY OF EAGLE )

The foregoing instrument was acknowledged before me this 29th day of January, 1992, by Robert M. Ullman, as the Managing General Partner of Buffehr Creek Townhomes, Ltd., a Colorado limited partnership.

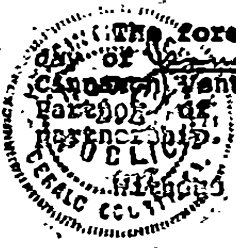


Witness by hand and official seal.

Dennis J. Gordon  
Notary Public  
My commission expires: 11-20-95

STATE OF GEORGIA )  
 ) ss:  
COUNTY OF FULTON )

The foregoing instrument was acknowledged before me this 3rd day of January, 1992, by Robert M. Ullman, as President of Cindakon Venture, Inc., a Colorado corporation, as the General Partner of Crossview Properties, Ltd., a Colorado limited partnership.



Witness by hand and official seal.

Harold Green  
Notary Public  
My commission expires March 21, 1993

SCHEDULE I

(Attached to and made a part of First Supplemental Condominium Declaration for Grouse Glen At Vail Condominiums.)

00110

LEGAL DESCRIPTION

That part of Tract B, "Phase II, Tract A and Tract B", according to description on page B-1 of Exhibit B of the Planned Unit Development Plan and Declaration of Protective Covenants recorded in Book 368 Page 758 in the office of the Eagle County, Colorado, Clerk Recorder, described as follows:

Beginning at a point on the southerly right-of-way line of Lion's Loop, according to the map of Lion's Ridge Subdivision, filed and recorded in the office of the Eagle County, Colorado, Clerk and Recorder, whence the north 1/4 corner of Section 12, Township 5 North, Range 81 West of the Sixth Principal Meridian bears N67°14'30"E 200 feet distant, said point of beginning also being the northeast corner of Eastern Valley Condominiums - Phase 2A One, the Condominium Map of which is recorded in the office of the Eagle County, Colorado, Clerk and Recorder; thence, departing the easterly line of said Eastern Valley Condominiums - Phase 2A One, the following two courses along southerly right-of-way line: (1) N66°12'05"E 24.05 feet; (2) 160.69 feet along the arc of a curve to the right, having a radius of 541.29 feet, a central angle of 17°00'32", and a chord which bears N74°42'20"E 160 feet; thence, departing said southerly right-of-way line, the following four courses along the centerline of a pedestrian access as described in the document recorded in Book 325 at Page 796 in the office of the Eagle County, Colorado, Clerk and Recorder: (1) S15°49'34"W 31.00 feet; (2) S06°53'20"W 41.50 feet; (3) S36°10'46"W 64.31 feet; (4) S33°40'47"W 25.44 feet to the easterly line of Grouse Glen at Vail Condominiums, according to the map thereof recorded in the office of the Eagle County, Colorado, Clerk and Recorder; thence the following three courses along the easterly and northerly lines of said Grouse Glen at Vail Condominiums: (1) N00°06'35"W 33.08 feet; (2) S89°53'25"W 70.00 feet; (3) S51°12'42"W 35.90 feet to the easterly line of said Eastern Valley Condominiums - Phase 2A One; thence, departing the northerly line of said Grouse Glen at Vail Condominiums, the following three courses along said easterly line of Eastern Valley Condominiums - Phase 2A One: (1) N41°53'31"W 52.00 feet; (2) N41°50'55"E 27.90 feet; (3) N15°09'05"E 23.10 feet to the point of beginning, containing 0.3639 acres, more or less.

**SCHEDULE II**

**(Attached to and made a part of First Supplemental  
Condominium Declaration for Grouse Glen At Vail  
Condominiums.)**

**EXHIBIT C**

**(Attached to and made a part of Condominium Declaration  
for Grouse Glen At Vail Condominiums.)**

**Interests in General Common Elements**

<b><u>Apartment Unit</u></b>	<b><u>Percentage Ownership in General Common Elements Appurtenant to the Apartment Unit</u></b>
1A	6.86
1B	6.86
2A	8.64
3A	10.45
4A	6.86
4B	6.86
7	14.17
8	11.93
9	8.54
10	9.82
11	9.01

**The owner of each unit shall have the exclusive right to use  
any stairs, porch, balcony, deck, or patio attached to such unit  
and designated as a limited common element on the Map.**