

## FIRST AMENDMENT TO LAKE CLIFFE CONDOMINIUM DECLARATIONS

In 1986/1987, the Association adopted an amendment to slightly modify the basis for calculating the allocation of Common Expenses. The First Amendment was recorded in the records of Summit County on August 17, 1988, and is part of our official Declarations. Some printed copies of the Declarations do not include the First Amendment, but it is official, and is the basis on which we calculate Common Expense Assessments as of 2009.

A copy of the first two pages of the First Amendment appear on this website. The full recorded document includes approximately 100 additional pages with owner signatures and lender consents. We chose to not scan and post those pages. Those who wish to see the full recorded document should check with a title company or the County Clerk and Recorder.

**FIRST AMENDMENT TO  
CONDOMINIUM DECLARATION OF  
LAKE CLIFFE CONDOMINIUM ASSOCIATION**

SUMMIT COUNTY  
CLERK AND RECORDER  
AUG 17 3 13 PM '98  
COLLEEN KUCHON

357624

This amendment to Declaration is made and entered into the date and year set opposite each name below.

WHEREAS, Ferndale Development Co., Inc., a Colorado corporation, made a Condominium Declaration of Lake Cliffe Condominium Association on the 21st day of January, 1971 which was recorded on January 22, 1971 in Book 205 at page 438 of the records of the clerk and recorder of the County of Summit; and,

WHEREAS, said Declaration provides at Section 18, that the Declaration may be amended by an instrument duly recorded if the owners representing an aggregate ownership interest of sixty percent (60%), or more, of the general common elements and all of the holders of any recorded mortgages or deeds of trust covering or affecting any or all condominium units unanimously consent and agree to such amendment; and,

WHEREAS, the undersigned signatures represent the owners representing an aggregate ownership interest of more than sixty percent (60%) of the general common elements who desire to amend the Condominium Declaration of Lake Cliffe Condominium Association;

THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Condominium Declaration of Lake Cliffe Condominium Association is hereby amended as follows:

1.00. The second and third sentences of Section 19 are deleted and in their place and stead is substituted a new sentence to read as follows:

The assessments shall be made in the following manner: each of the one bedroom units shall be responsible for .006692 of the expenses for water, sewer, gas and electricity, each of the two bedroom units shall be responsible for .008404 of the expenses for water, sewer, gas and electricity, and each of the three bedroom units shall be responsible for .010115 of the expenses for water, sewer, gas and electricity; all remaining common expenses shall be equally apportioned among the 119 units.

2.00. The second sentence of Section 32(c) is deleted and in its place and stead is substituted a new sentence to read as follows:

Common expenses of such additional units shall be assessed pursuant to Section 19 of this Declaration as such expenses arise out of or are connected with the maintenance and operation of general common elements.

IN WITNESS WHEREOF the undersigned have set their hands the date and

year set opposite each name.

| NAME                            | UNIT  | BUILDING | DATE    |
|---------------------------------|-------|----------|---------|
| <i>Phyllis Hill</i>             | A 304 | A        | 9-5-87  |
| <i>Jeanne B. Kittle</i>         | A 304 | A        | 9-5-87  |
| <i>Mary G. Starr</i>            | B 202 | B        | 9-5-87  |
| <i>Rosemary Carroll</i>         | A 102 |          | 9-5-187 |
| <i>Elizabeth Park Robinson</i>  | B-205 |          | 9-5-87  |
| <i>Lois J. Bowman</i>           | B-205 |          | 9/5/87  |
| <i>Quetta Parsons</i>           | C 301 |          | 9/5/87  |
| <i>Sally Kite</i>               | C 301 |          | 9/5/87  |
| <i>John Rachee Williams Jr.</i> | A 308 |          | 9/5/87  |
| <i>Martha M. Williams</i>       | A 308 |          | 9/5/87  |

95