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FIRST AMENDMENT TO CONDOMINIUM DECLARATION
FOR
GROUSE GLEN AT VAIL CONDOMINIUMS

R E C I T A L S

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

2. Paragraph 17 of the Declaration provides, in part, that the Declaration may be amended upon the written approval in recordable form of the "owners" (as defined in the Declaration) of 100.0 percent of the "general common elements" (as defined in the Declaration) and all "first lienors" (as defined in the Declaration).

3. The undersigned owners and first lienors desire to amend the Declaration as hereinafter set forth.

DECLARATION OF AMENDMENT

The undersigned owners, who own 100.0 percent of the general common elements, and the undersigned first lienors, who are all of the first lienors, do hereby approve, consent and agree to and do hereby amend the Declaration as follows:

1. Subparagraph 2(b) of the Declaration is hereby amended to read in its entirety as follows:

"(b) Declarant reserves unto itself and its successors and assigns, as the owner of the real property described in Exhibit B, the right within eleven years of the initial recording of this Declaration to subject all or any part of the real property described in Exhibit B to the provisions of this Declaration and to construct buildings thereon containing not more than 5 additional apartment units. Such apartment units shall be shown in a Supplemental Map or Maps recorded by Declarant or the party in interest in the records of Eagle County, Colorado. In each such case, Declarant reserves to itself and its successors and assigns and shall have the right to diminish the undivided interest in the general common elements appurtenant to the existing apartment units, which interest is set forth in Exhibit C, and Declarant or the party in interest shall file in the records

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JOHNETTE PHILLIPS EAGLE COUNTY CLERK, COLORADO 65.00 0.00 DDC

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of Eagle County, Colorado, a Supplemental Declaration or Declarations in which it shall convey and attribute (from the interest in common elements taken from existing apartment units pursuant to Declarant's reserved right above) to such additional apartment units an undivided percentage interest in the general common elements. The interest conveyed and attributed to each additional apartment unit shall be expressed as a percentage determined by dividing the number of square feet of "G.R.F.A." (being the Gross Residential Floor Area as designated at the time of such calculation by the Town of Vail Zoning Ordinance) in such apartment unit by the total number of square feet of G.R.F.A. in all existing and additional apartment units and multiplying the result by 100. The undivided interests in the general common elements appurtenant to each existing apartment unit shall be reduced to and expressed as a percentage determined by dividing the number of square feet of G.R.F.A. in such apartment unit by the total number of square feet of G.R.F.A. in all existing and additional apartment units and multiplying the result by 100. Declarant or the party in interest may engage any architect or surveyor licensed in Colorado to determine the number of square feet of G.R.F.A. contained in the apartment units, and the determination of such architect or surveyor shall be final and binding on all parties. Each Supplemental Declaration shall set forth a new Exhibit C in which the new undivided interest in general common elements appurtenant to the existing apartment units and the additional apartment units is set forth."

2. Exhibit B of the Declaration is amended to read in its entirety as set forth in Schedule I attached hereto and made a part hereof.
3. Exhibit C of the Declaration is amended to read in its entirety as set forth in Schedule II attached hereto and made a part hereof.

As modified herein, the Declaration remains in full force and effect.

This First Amendment may be executed in any number of counterparts by the execution on the several acknowledged signatory pages attached hereto and made a part hereof, each of which shall be deemed to be an original and all of which together with this First Amendment shall constitute but one and the same instrument.

SIGNATORY PAGE
TO
FIRST AMENDMENT TO CONDOMINIUM DECLARATION
FOR
GROUSE GLEN AT VAIL CONDOMINIUMS

06200

EXECUTED effective as of November 15, 1991.

OWNERS:

Brian Doolan
Brian Doolan

Priscilla Brookens
Priscilla Brookens

Catherine Chase-Groos
Catherine Chase-Groos

Robin A. Lundgaard
Robin A. Lundgaard

John J. Kaweske
John J. Kaweske

Carol A. Lundgaard
Carol A. Lundgaard

Pamela R. Kaweske
Pamela R. Kaweske

Peter Harris Rudy
Peter Harris Rudy

Bruce Brookens
Bruce Brookens

FIRST LIENORS:

U.S. BANCORP MORTGAGE COMPANY

FOSTER MORTGAGE CORPORATION

BY: _____

BY: _____

TITLE: _____

TITLE: _____

WELLS FARGO CREDIT CORPORATION

BY: _____

ELIZABETH B. LUNDGAARD

TITLE: _____

STATE OF Colorado)
COUNTY OF Eagle) ss.

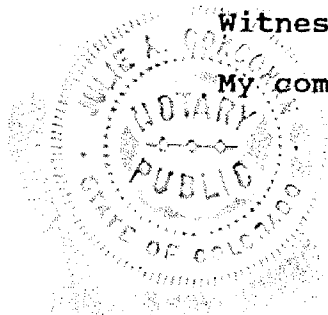
The foregoing instrument was acknowledged before me this 15th
day of January, 1992, by Brian Doolan

Witness my hand and official seal.

My commission expires: 6/26/95

Julie A. Concoran
Notary Public
P.O. Box 1230
Edwards, CO 81632

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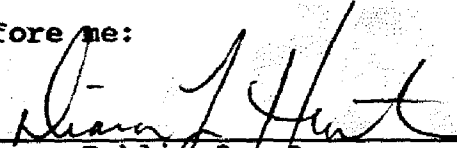
CORPORATE ACKNOWLEDGMENT

STATE OF OREGON)
) ss.
County of Washington)

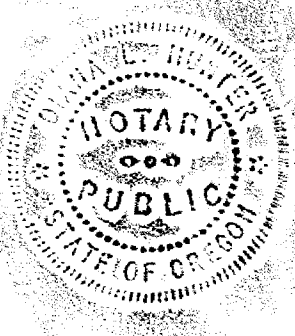
December 27, 1991

Personally appeared LINDA B. LUTZ, who being duly sworn, did say that she is the Vice President of U.S. Bancorp Mortgage Company, a corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and she acknowledged said instrument to be its voluntary act and deed.

Before me:



Notary Public for Oregon
My Commission expires: 10/4/92



SIGNATORY PAGE
TO
FIRST AMENDMENT TO CONDOMINIUM DECLARATION
FOR
GROUSE GLEN AT VAIL CONDOMINIUMS

56200

EXECUTED effective as of November 15, 1991.

OWNERS:

Brian Doolan

Priscilla Brookens
Robin A. Lundgaard

Catherine Chase-Groos

Robin A. Lundgaard

John J. Kaweske

Carol A. Lundgaard
Carol A. Lundgaard

Pamela R. Kaweske

Peter Harris Rudy

Bruce Brookens

FIRST LIENORS:

U.S. BANCORP MORTGAGE COMPANY

FOSTER MORTGAGE CORPORATION

BY: _____

BY: _____

TITLE: _____

TITLE: _____

WELLS FARGO CREDIT CORPORATION

BY: _____

Elizabeth B. Lundgaard
ELIZABETH B. LUNDGAARD

TITLE: _____

STATE OF Colorado)
COUNTY OF Eagle) ss.

The foregoing instrument was acknowledged before me this 30th
day of January, 1991, by Elizabeth B. Lundgaard,
Robin A. Lundgaard & Carol A. Lundgaard.

Witness my hand and official seal.

My commission expires: 4/26/95



Julie A. Cronin
Notary Public

P.O. Box 1230
Eagle, CO 81632

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SIGNATORY PAGE
TO
FIRST AMENDMENT TO CONDOMINIUM DECLARATION
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GROUSE GLEN AT VAIL CONDOMINIUMS

46200

EXECUTED effective as of November 15, 1991.

OWNERS:

Brian Doolan

Priscilla Brookens

Catherine Chase-Groos

Robin A. Lundgaard

John J. Kaweske

Carol A. Lundgaard

Pamela R. Kaweske

Peter Harris Rudy

Bruce Brookens

FIRST LIENORS:

U.S. BANCORP MORTGAGE COMPANY

CENLAR FEDERAL SAVINGS BANK

BY: _____

BY: _____

TITLE: _____

TITLE: _____

~~Federal Home Loan Mortgage Corporation~~

BY: Meiva Moore-Bowler

ELIZABETH B. LUNDGAARD

TITLE: Regional Manager

STATE OF GA)

) ss.

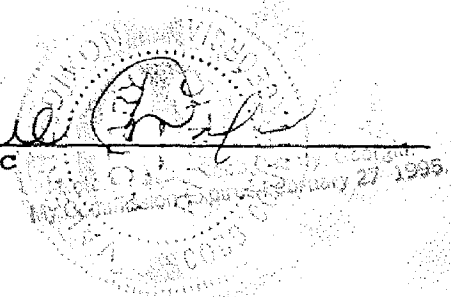
COUNTY OF Fulton)

The foregoing instrument was acknowledged before me this 17th
day of January 1992, ~~1991~~, by Meiva Moore-Bowler
Regional Manager

Witness my hand and official seal.

My commission expires:

Valerie Griffin
Notary Public



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SIGNATORY PAGE
TO
FIRST AMENDMENT TO CONDOMINIUM DECLARATION
FOR
GROUSE GLEN AT VAIL CONDOMINIUMS

00200

EXECUTED effective as of November 15, 1991.

OWNERS:

Brian Doolan

Priscilla Brookens

Catherine Chase-Groos

Robin A. Lundgaard

John J. Kaweske

Carol A. Lundgaard

Pamela R. Kaweske

Peter Harris Rudy

Bruce Brookens

FIRST LIENORS:

U.S. BANCORP MORTGAGE COMPANY

CENLAR FEDERAL SAVINGS BANK

BY: _____

BY: Charles B. Kelly

TITLE: _____

CHARLES B. KELLY
TITLE: VICE PRESIDENT

WELLS FARGO CREDIT CORPORATION

Witnessed by:
Barbara Davis
BARBARA DAVIS, ASSISTANT SEC'Y

BY: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____)

ss.

The foregoing instrument was acknowledged before me this 8th
day of January, 1991, by Charles B. Kelly
Vice President of Cenlar Federal Savings Bank

Witness my hand and official seal.

My commission expires:

NADIRAH BASHIR
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 20, 1998

Notary Public

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SCHEDULE I

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

00290

EXHIBIT B

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

LEGAL DESCRIPTION

That part of Tract B, "Phase II, Tract A and Tract B", according to the description on page B-1 of Exhibit B of the Planned Unit Development Plan and Declaration of Protective Covenants recorded in Book 300 at Page 758 in the office of the Eagle County, Colorado, Clerk and Recorder, described as follows:

Beginning at a point on the southerly right-of-way line of Lion's Ridge Loop, according to the map of Lion's Ridge Subdivision, Filing No. 2 recorded in the office of the Eagle County, Colorado, Clerk and Recorder, whence the north 1/4 corner of Section 12, Township 5 South, Range 81 West of the Sixth Principal Meridian bears N67°14'30"E 344.46 feet distant, said point of beginning also being the northeasterly 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 said 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 160.10 feet; thence, departing said southerly right-of-way line, the following four courses along the centerline of a pedestrian access easement 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 31.08 feet; (2) S06°53'20"E 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 70.67 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"W 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
Amendment to Condominium Declaration
for Grouse Glen At Vail Condominiums).

00300

EXHIBIT C

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

Interests in General Common Elements

<u>Apartment Unit</u>	<u>Percentage Ownership in General Common Elements Appurtenant to the Apartment Unit</u>
1A	14.74
1B	14.74
2A	18.58
3A	22.46
4A	14.74
4B	14.74

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