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Kathleen Neel - Summit County Recorder

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AMENDMENT TO TOWNHOME DECLARATION
OF BACK COUNTRY CABINS

This Amendment to Townhome Declaration of Back Country Cabins ("Amendment to Declaration") is made effective the 9th day of October, 2015.

RECITALS

Whereas, on October 24, 2011, the Townhome Declaration of Back Country Cabins (the "Declaration") was recorded at Reception No. 977827 in the office of the Clerk and Recorder of Summit County, Colorado; and

Whereas, Article XI, Section 11.2 of the Declaration provides that the Declaration, or any provision of it, may be amended at any time by an instrument signed by Owners holding not less than four of the six votes possible to be cast under the Declaration; and

Whereas, Owners holding not less than four of the six votes possible to be cast under the Declaration have agreed that the apportionment of periodic Assessments should be divided among Owners as provided in this Amendment to Declaration, and have signed this Amendment to Declaration.

Now Therefore, the Declaration is hereby amended as follows:

1. Article VIII, Section 8.6 of the Declaration, concerning Apportionment of Periodic Assessments, is hereby deleted in its entirety, and the following is substituted therefor:

Section 8.6. Apportionment of Periodic Assessments. Each Owner shall be responsible for that Owner's share of the Common Expenses according to the following formula:

- (a) Fifty percent (50%) of the Common Expenses shall be allocated among all Owners equally; and
- (b) Fifty percent (50%) of the Common Expenses shall be allocated among the Owners based upon the percentage equivalent of a fraction in which the numerator is the area of the Owner's Unit (including area of garages) as set forth in Exhibit A attached hereto, and the denominator is the area of all Units (including garages) as set forth in Exhibit A.
- (c) The Owners of Units A, B, E and F shall be allocated a specific portion of replacement reserves for deck replacements as determined by the Board, such required replacement reserves being determined in accordance with the Association's Reserve Study Policy;

Any extraordinary maintenance, repair or restoration work on, or Common Expense benefiting fewer than all of the Units or Limited Common Elements shall be borne by the Owners of those affected Units only. Any extraordinary insurance cost incurred as a result of the value of a particular Owner's residence or the actions of a particular Owner (or his agents, servants, guests, tenants or invitees) shall be borne by that Owner. Any Common Expense caused by the misconduct of any Owner shall be assessed solely against such Owner's Unit.

2. Capitalized terms herein shall have the same meaning as defined terms in the Declaration unless specifically defined in this Amendment to Declaration.

3. Except as modified herein, the Declaration shall continue in full force and effect.

The undersigned, being the President and Secretary of the Back Country Cabins Homeowners Association, Inc. hereby certify that the above and foregoing Amendment to Declaration of Back Country Cabins was approved by agreement of Owners holding at least four of the six votes entitled to be cast under the Declaration, and their agreements to such amendment are attached hereto and incorporated herein by this reference, such agreements constituting their signatures on this Amendment to Declaration.

Dated: 20 Aug., 2015.

Back Country Cabins Homeowners Association,
Inc., a Colorado nonprofit corporation

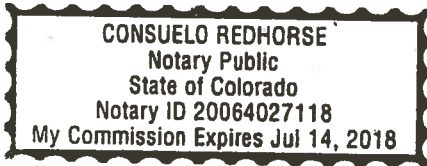
By: [Signature] President

JOEL J. PINS

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this 20th day of AUGUST, 2015, by JOEL J. PINS as President of Back Country Cabins Homeowners Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: JULY 14, 2018



Consuelo Redhorse
Notary Public

EXHIBIT A

Apportionment of Periodic Assessments

COMMON EXPENSES ALLOCATED BASED ON AREA OF UNITS					
<u>Unit Number</u>	<u>Area of Unit - Living Area</u>	<u>Area of Unit Garage</u>	<u>Total Area of Unit</u>	<u>Allocated Share of Common Expenses</u>	<u>x 50%</u>
A	1012	0	1012	17.77%	8.88%
B	876	0	876	15.38%	7.69%
C	596	0	596	10.46%	5.23%
D	687	0	687	12.06%	6.03%
E	1056	209	1265	22.21%	11.10%
F	998	262	1260	22.12%	11.06%
Total	5225	471.00	5696	100.00%	50.00%
COMMON EXPENSES ALLOCATED EQUALLY					
<u>Unit Number</u>	<u>100% Divided by 6</u>	<u>x 50%</u>			
A	16.67%	8.33%			
B	16.67%	8.33%			
C	16.67%	8.33%			
D	16.67%	8.33%			
E	16.67%	8.33%			
F	16.67%	8.33%			
Total	100.00%	50.00%			
TOTAL ALLOCATIONS					
<u>Unit Number</u>	<u>Allocations Based on Area</u>	<u>Allocations Allocated Equally</u>	<u>Total Allocations</u>		
A	8.88%	8.33%	17.22%		
B	7.69%	8.33%	16.02%		
C	5.23%	8.33%	13.57%		
D	6.03%	8.33%	14.36%		
E	11.10%	8.33%	19.44%		
F	11.06%	8.33%	19.39%		
Total	50.00%	50.00%	100.00%		

**Back Country Cabins
Common Expense Allocation
and Proposed 2015 Dues by Unit**

Sq Ft Allocation - Living Area plus Garage					
Unit	Sq Ft Living Area	Sq Ft Garage	Total	Unit % of Total Sq Ft	Half of Unit % of Total Sq Ft
A	02	0	02	17.77%	8.88%
B	876	0	876	15.38%	7.69%
C	596	0	596	10.46%	5.23%
D	687	0	687	12.06%	6.03%
E	056	209	65	22.21%	11.10%
F	998	262	1260	22.12%	11.06%
TOTAL	5225	471	5696	100.00%	50.00%

Common Expense Allocation per Unit			
Unit	Half of Unit % of Total Sq Ft	Half Equally Allocated	% Allocation per Unit
A	8.88%	8.33%	17.22%
B	7.69%	8.33%	16.02%
C	5.23%	8.33%	13.57%
D	6.03%	8.33%	14.36%
E	11.10%	8.33%	19.44%
F	11.06%	8.33%	19.39%
TOTAL	50.00%	50.00%	100.00%

Proposed 2015 Monthly Dues per Unit					
Unit	% Allocation per Unit	Total Per Unit	Proposed Monthly Dues Based on % Allocation	Add'l Reserve Funding for LCE Deck Replacement	TOTAL PROPOSED MONTHLY DUES
A	17.22%	\$ 359.14	\$ 359.00	\$ 16.50	\$ 375.50
B	16.02%	\$ 334.24	\$ 334.00	\$ 20.50	\$ 354.50
C	13.57%	\$ 282.97	\$ 283.00	-	\$ 283.00
D	14.36%	\$ 299.63	\$ 300.00	-	\$ 300.00
E	19.44%	\$ 405.47	\$ 405.00	\$ 23.00	\$ 428.00
F	19.39%	\$ 404.55	\$ 405.00	\$ 21.00	\$ 426.00
TOTAL	100.00%	\$ 2,086.00	\$ 2,086.00	\$ 81.00	\$ 2,167.00