

**FIRST SUPPLEMENT TO THE DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR LAKE FOREST CONDOMINIUMS**

Lake Forest Limited Liability Company, a Colorado limited Liability Company, ("Declarant") makes this First Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums for the purpose of expanding the Lake Forest Condominiums Project.

**RECITALS**

A. Jim R. Hayes, Robert R. Fulton, Timothy B. Page and Kathryn J. Law as Managers of Lake Forest Limited Liability Company executed the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums (the "Declaration") on March 23, 1995, which Declaration was recorded March 27, 1995, at Reception No. 488386; a Condominium Map for Lake Forest Condominium was recorded March 27, 1995, at Reception No. 488387; all in the Summit County, Colorado records;

B. The Declaration at Article XVIII, Section 18.1 expressly reserves the right to Declarant to expand the property subject of the Declaration without the consent of the existing Owners or Mortgagees;

C. Declarant now desires to expand the Condominium Project by converting Common Elements into additional Units, Limited Common Elements and Common Elements.

NOW THEREFORE, Declarant supplements the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums as follows:

1. Addition of Condominium Units, Limited Common Elements and Common Elements. Declarant converts the Common Elements designated as Expansion Area B on the Condominium Map and more specifically described on Exhibit 1 into 12 residential, fee simple estates, each such estate consisting of one Condominium Unit, together with the Common Elements and Limited Common Elements depicted on the First Supplemental Condominium Map. The Common Elements shall be held in common by the owners of the units created by the Declaration and the owners of the units created by this First Supplement to the Declaration in the fractional undivided interests set forth in Exhibit 1.

2. First Supplemental Condominium Map of Lake Forest Condominiums Building B. The First Supplemental Condominium Map of Lake Forest Condominiums Building B means the map of Units 101B, 102B, 103B, 104B, 201B, 202B, 203B, 204B, 301B, 302B, 303B and 304B of the Lake Forest Condominiums, as recorded under Reception No. 490485 of the Summit County, Colorado records.

3. Garages in Expansion Area F. The garages depicted on the First Supplemental Condominium Map of Lake Forest Condominiums Building B within Expansion Area F for Units 101B, 102B, 103B, 104B and 203B MUST BE BUILT by Declarant in the location depicted on the Map.

4. Description of the Condominium Unit. A contract for sale of a unit written prior to the filing for record of this First Supplement to the Declaration and the First Supplemental Condominium Map of Lake Forest Condominiums Building B may legally describe a Condominium Unit by its identifying unit number as then designated in Building B, followed by the words "Lake Forest Condominiums" without further reference to this First Supplement to the Declaration or the First Supplemental Condominium Map of Lake Forest Condominiums Building B.

Subsequent to the filing of the First Supplemental Condominium Map of Lake Forest Condominiums Building B, and the recording of this First Supplement to the Declaration, every deed, lease, mortgage, trust deed, will or other instrument may legally describe a condominium unit created under this First Supplement to the Declaration as follows:

"Condominium Unit \_\_\_\_\_, according to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded March 27, 1995, at Reception No. 488386, the First Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded MAY 4, 1995, at Reception No. \_\_\_\_\_, the Condominium Map of Lake Forest Condominiums Buildings C and D, recorded March 27, 1995, at Reception No. 488387 and the First Supplemental Condominium Map of Lake Forest Condominiums Building B, recorded MAY 4, 1995 at Reception No. 490485 all of the Summit County, Colorado records."

Every such description shall be good and sufficient for all purposes to sell, convey, transfer, encumber or otherwise affect not only the unit but also the Common Elements appurtenant thereto.

5. Incorporation of Declaration Provisions. Declarant ratifies and affirms all of the terms and the provisions of the Declaration. All references to the Declaration shall be and are hereby deemed to include this First Supplement to the Condominium Declaration unless specific provisions to the contrary are made.



EXHIBIT 1

TO FIRST SUPPLEMENT TO  
THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS  
FOR  
LAKE FOREST CONDOMINIUMS

<u>UNIT NUMBER</u>	<u>ALLOCATED INTEREST</u>
101C	.02716
102C	.02716
103C	.02716
104C	.02716
201C	.02716
202C	.02716
203C	.02716
204C	.02716
301C	.02942
302C	.02942
303C	.02942
304C	.02942
101D	.02716
102D	.02716
103D	.02716
104D	.02716
201D	.02716
202D	.02716
203D	.02716
204D	.02716
301D	.02942
302D	.02942
303D	.02942

301D	.02942
302D	.02942
303D	.02942
304D	.02942
101B	.02716
102B	.02716
103B	.02716
104B	.02716
201B	.02716
202B	.02716
203B	.02716
204B	.02716
301B	.02942
302B	.02942
303B	.02942
304B	.02942

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TOTAL

1.00

**SECOND SUPPLEMENT TO THE DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR LAKE FOREST CONDOMINIUMS**

Lake Forest Limited Liability Company, a Colorado limited liability company, ("Declarant") makes this Second Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums for the purpose of expanding the Lake Forest Condominiums Project.

**RECITALS**

A. Jim R. Hayes, Robert R. Fulton, Timothy B. Page and Kathryn J. Law as Managers of Lake Forest Limited Liability Company executed the Declaration of covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums (the "Declaration") on March 23, 1995, which Declaration was recorded March 27, 1995, at Reception No. 488386, the First Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded May 4, 1995 at Reception No. 490486, the Condominium Map of Lake Forest Condominiums Buildings C and D, recorded March 27, 1995, at Reception No. 488387 and the First Supplemental Condominium Map of Lake Forest Condominiums Building B, recorded May 4, 1995, at Reception No. 490487; all in the Summit County, Colorado records.

B. The Declaration at Article XVIII, Section 18.1 expressly reserves the right to Declarant to expand the property subject of the Declaration without the consent of the existing Owners or Mortgagees;

C. Declarant now desires to expand the Condominium Project by converting Common Elements into additional Units, Limited Common Elements and Common Elements.

NOW THEREFORE, Declarant supplements the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums as follows:

1. Addition of Condominium Units, Limited Common Elements and Common Elements. Declarant converts the Common Elements designated as Expansion Area A on the Condominium Map and more specifically described on Exhibit 1 into 12 residential, fee simple estates, each such estate consisting of one Condominium Unit, together with the Common Elements and Limited Common Elements depicted on the Second Supplemental Condominium Map. The Common Elements shall be held in common by the owners of the units created by the Declaration and the owners of the units created by this Second Supplement to the Declaration in the fractional undivided interests set forth in Exhibit 1.

2. Second Supplemental Condominium Map of Lake Forest Condominiums Building A. The Second Supplemental Condominium Map of Lake Forest Condominium Building A means the map of Units 101A, 102A, 103A, 104A, 201A, 202A, 203A, 204A, 301A, 302A, 303A and 304A of the Lake Forest Condominiums, as recorded under Reception No.

\_\_\_\_\_ of the Summit County, Colorado records.

3. Garages in Expansion Area F. The garages depicted on the Second Supplemental Condominium Map of Lake Forest Condominiums Building A within Expansion Area F for Units 101A, 102A, 103A, 104A and 203A MUST BE BUILT by Declarant in the location depicted on the Map.

4. Description of the Condominium Unit. A contract for sale of a unit written prior to the filing for record of this Second Supplement to the Declaration and the Second Supplemental Condominium Map of Lake Forest Condominiums Building A may legally describe a Condominium Unit by its identifying unit number as then designated in Building A, followed by the words "Lake Forest Condominiums" without further reference to this Second Supplement to the Declaration or the Second Supplemental Condominium Map of Lake Forest Condominiums Building A.

Subsequent to the filing of the Second Supplemental Condominium Map of Lake Forest Condominiums building A, and the recording of this Second Supplement to the Declaration, every deed, lease, mortgage, trust deed, will or other instrument may legally describe a condominium unit created under this Second Supplement to the Declaration as follows:

"Condominium Unit \_\_\_\_\_, according to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded March 23, 1995, at Reception No. 488386, the First Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded May 4, 1995, at Reception No. 490486, the Second Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded June 12, 1995, at Reception No. \_\_\_\_\_, the Condominium Map of Lake Forest Condominiums Building C and D, recorded March 27, 1995, at Reception No. 488387, the First Supplemental Condominium Map of Lake Forest Condominiums Building B, recorded May 4, 1995, at Reception No. 490487, and the Second Supplemental Condominium Map of Lake Forest Condominium Building A, recorded June 12, 1995, at Reception No. \_\_\_\_\_; all of the Summit County, Colorado records."

Every such description shall be good and sufficient for all purposes to sell, convey, transfer, encumber or otherwise affect not only the unit but also the Common Elements appurtenant thereto.

5. Incorporation of Declaration Provisions Declarant ratifies and affirms all of the terms and the provisions of the Declaration. All references to the Declaration shall be and are hereby deemed to include this Second Supplement to the Condominium Declaration unless specific provisions to the contrary are made.

Declarant has executed this Second Supplement to the Declaration of Covenants,





UNIT NUMBER	ALLOCATED INTEREST
101C	0.0204
102C	0.0204
103C	0.0204
104C	0.0204
201C	0.0204
202C	0.0204
203C	0.0204
204C	0.0204
301C	0.0221
302C	0.0221
303C	0.0221
304C	0.0221
101D	0.0204
102D	0.0204
103D	0.0204
104D	0.0204
201D	0.0204
202D	0.0204
203D	0.0204
204D	0.0204
301D	0.0221
302D	0.0221
303D	0.0221
304D	0.0221
101B	0.0204
102B	0.0204
103B	0.0204

104B	0.0204
201B	0.0204
202B	0.0204
203B	0.0204
204B	0.0204
301B	0.0221
302B	0.0221
303B	0.0221
304B	0.0221
101A	0.0204
102A	0.0204
103A	0.0204
104A	0.0204
201A	0.0204
202A	0.0204
203A	0.0204
204A	0.0204
301A	0.0221
302A	0.0221
303A	0.0221
304A	0.0221
	1.0064

**THIRD SUPPLEMENT TO THE DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR LAKE FOREST CONDOMINIUMS**

Lake Forest Limited Liability Company, a Colorado limited liability company, ("Declarant") makes this Third Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums for the purpose of expanding the Lake Forest Condominiums Project.

**RECITALS**

A. Jim R. Hayes, Robert R. Fulton, Timothy B. Page and Kathryn J. Law as Managers of Lake Forest Limited Liability Company executed the Declaration of covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums (the "Declaration") on March 23, 1995, which Declaration was recorded March 27, 1995, at Reception No. 488386, the First Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded May 4, 1995 at Reception No. 490486, the Second Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded June 12, 1995 at Reception No. \_\_\_\_\_, the Condominium Map of Lake Forest Condominiums Buildings C and D, recorded March 27, 1995 at Reception No. 488387, the First Supplemental Condominium Map of Lake Forest Condominiums Building B, recorded May 4, 1995 at Reception No. 490487 and the Second Supplemental Condominium Map of Lake Forest Condominiums Building A recorded June 12, 1995 at Reception No. \_\_\_\_\_; all in the Summit County, Colorado records.

B. The Declaration at Article XVIII, Section 18.1 expressly reserves the right to Declarant to expand the property subject of the Declaration without the consent of the existing Owners or Mortgagees;

C. Declarant now desires to expand the Condominium Project by converting Common Elements into additional Units, Limited Common Elements and Common Elements.

NOW THEREFORE, Declarant supplements the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums as follows:

1. Addition of Condominium Unit, Limited Common Elements and Common Elements. Declarant converts the Common Elements designated as Expansion Area A-1 on the Condominium Map and more specifically described on Exhibit 1 into 1 residential, fee simple estate, such estate consisting of one Condominium Unit, together with the Common Elements and Limited Common Elements depicted on the Third Supplemental Condominium Map. The Common Elements shall be held in common by the owners of the units created by the Declaration and the owners of the unit created by this Third Supplement to the Declaration in the fractional undivided interests set forth in Exhibit 1.

2. Third Supplemental Condominium Map of Lake Forest Condominium Building A. The Third Supplemental Condominium Map of Lake Forest Condominium Building A means the map of Unit 1600 of the Lake Forest Condominiums, as recorded under Reception No. \_\_\_\_\_ of the Summit County, Colorado records.

3. Garage. The garage depicted on the Third Supplemental Condominium Map of Lake Forest Condominiums Building A for unit 1600 MUST BE BUILT by Declarant in the location depicted on the Map.

4. Description of the Condominium Unit. A contract for sale of a unit written prior to the filing for record of this Third Supplement to the Declaration and the Third Supplemental Condominium Map of Lake Forest Condominiums Building A may legally describe a Condominium Unit by its identifying unit number as then designated in Building A, followed by the words "Lake Forest Condominiums" without further reference to this Third Supplement to the Declaration or the Third Supplemental Condominium Map of Lake Forest Condominiums Building A.

Subsequent to the filing of the Third Supplemental Condominium Map of Lake Forest Condominiums Building A, and the recording of this Third Supplement to the Declaration, every deed, lease, mortgage, trust deed, will or other instrument may legally describe a condominium unit created under this Third Supplement to the Declaration as follows:

"Condominium Unit \_\_\_\_\_, according to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded March 27, 1995, at Reception No. 488386, the First Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded May 4, 1995, at Reception No. 490486, the Second Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded June 12, 1995, at Reception No. \_\_\_\_\_, the Third Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded \_\_\_\_\_, at Reception No. \_\_\_\_\_, the Condominium Map of Lake Forest Condominiums Building C and D, recorded March 27, 1995 at Reception No. 488387, the First Supplemental Condominium Map of Lake Forest Condominiums Building B, recorded May 4, 1995, at Reception No. 490487, and the Second Supplemental Condominium Map of Lake Forest Condominium Building A, recorded June 12, 1995, at Reception No. \_\_\_\_\_, the Third Supplemental Condominium Map of Lake Forest Condominium Building A; all of the Summit County, Colorado records."

Every such description shall be good and sufficient for all purposes to sell, convey, transfer, encumber or otherwise affect not only the unit but also the Common Elements appurtenant thereto.

5. Incorporation of Declaration Provisions Declarant ratifies and affirms all of the terms and the provisions of the Declaration. All references to the Declaration shall be and are



UNIT NUMBER	ALLOCATED INTEREST
101C	0.02
102C	0.02
103C	0.02
104C	0.02
201C	0.02
202C	0.02
203C	0.02
204C	0.02
301C	0.0214
302C	0.0214
303C	0.0214
304C	0.0214
101D	0.02
102D	0.02
103D	0.02
104D	0.02
201D	0.02
202D	0.02
203D	0.02
204D	0.02
301D	0.0214
302D	0.0214
303D	0.0214
304D	0.0214
101B	0.02
102B	0.02
103B	0.02

104B	0.02
201B	0.02
202B	0.02
203B	0.02
204B	0.02
301B	0.0214
302B	0.0214
303B	0.0214
304B	0.0214
101A	0.02
102A	0.02
103A	0.02
104A	0.02
201A	0.02
202A	0.02
203A	0.02
204A	0.02
301A	0.0214
302A	0.0214
303A	0.0214
304A	0.0214
1600A	0.0176
	1