# 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. 470485 of the Summit County, Colorado records.

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miniums Building Building B means . 302B, 303B and . 2048.5 of the 490486

3. <u>Garages in Expansion Area F.</u> 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. <u>Description of the Condominium Unit.</u> 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 \*\*A\*/\*\* \*\*J\*/\*\*/\*\*/\*\*/\*\*/\*\*/\*\*

\*\*The Condominium Map of Lake Forest Condominiums Buildings Country and D. recorded March 27, 1995, at Reception No. 488387 and the First Supplemental Condominium Map of Lake Forest Condominiums Building B, recorded \*\*J\*/\*/\*\*/\*\*/\*\*/\*\*/\*\*/\*\*/\*\*/\*\*

\*\*The Condominium Map of Lake Forest Condominiums Building B, recorded \*\*J\*/\*/\*/\*\*/\*\*/\*\*/\*\*/\*\*/\*\*/\*\*

\*\*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. <u>Incorporation of Declaration Provisions</u>. 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.

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DECLARANT: 1

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By: Kathryn J. Llaw

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County of Summit

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# EXHIBIT 1

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

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UNIT NUMBER	ALLOCATED INTEREST
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
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303D	
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301D 302D 303D 304D 101B 102B 103B

104B 201B 202B 203B 204B 301B

302B 303B 304B

TOTAL

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	· ·
301D	.02942
302D	.02942
30,1D	.02942
304D	.02942
101B	.02716
1028	.02716
1038	.02716
104B	.02716
201B	.02716
20213	.02716
203B	.02716
204B	,02716
301B	.02942
302В	.02942
3038	.02942
3048	.02942
 TOTAL	1,00
101712	
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RES

This Restrictive Covenant Colorado Ihis A day of A. ("Owner") and the Town of Breck;

WHEREAS, Owner is the Breckenridge, County of Summit.

Lot 24, Four Seaso

WHEREAS, Owner has rer Code for the construction of cert

WHEREAS, Town has agr conditions; and

WHEREAS, one of the c Covenant and cause this Covena Owner's Property.

NOW, THEREFORE, OW

- Owner shall at all time landscaping requirements of the
- 2. In the event Town de default in writing. Within thirty ( in the event of a default not car staff and shall develop a Ilmetat with due diligence. If Owner fai Covenant as hereafter provided
- This Covenant is in Owner agrees that in the eve performance of this Covenant restraining order, preliminary in
- 4. If any action is broug interpretation, or construction entitled to reasonable attorney prosecution or detense of suc
- This Covenant shall and the covenants contained respectively, the Owner and O or any interest therein, and the
  - 6. The Owner hereby

# 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

- I. 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

492784

of the Summit County, Colorado records

Garages in Expansion Area 1. The garages depicted on the Sectoral Supplemental Condominum Map of Lake Forest Condominuos Building Avaidud Apaisson Atea Flor Units 101 V, 102 V, 103 V, 104 V and 203 V MUST BILISCITE by Declarant in the location depicted on the Map.

Description of the Condomn sum Unit - A contract for sale of a unit written prior to the filmg for record of this Second Supplement to the Declaration and the Second Supplemental Condominum Map of Lake Forest Condominums Bailding A may legally describe a Condominum Unit by its identifying unit mimber as their designated in Building A followed by the words. Lake Forest Condominants: wathout further reference to this Second Supplement to the Declaration of the Second Supplemental Condominum Map of Lake Forest Condominums Budding A

Subsequent to the films of the Second Supplemental Condominum Map of Lake Forest Condominums 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 condominuo uniterested under the Second Supplement to the Declaration as follows

Lake Forest Cornels in Minutes Bulletin

according to the Declaration of Covenants Condormium Lnt. Conditions, Restrictions and Lascinents for Lake Lorest Condominiums recorded March 23, 1995, at Reception No. 188386, the Liest Supplement to the Declaration of Covenants, Conditions, Restrictions and Fasements for Lake Forest Condominums recorded May 1, 1938, at Reception No. 190486, the Second Supplement to the Declaration of Covenants. Conditions, Restrictions and Easements for Take Forest Condominums recorded June 12, 1995, at Reception The Condominum Map of Eake Forest Condominums Building C and Direcorded March 27, 1998, at Reception No. 188187, the First Supplemental Condomination Map of Uake Forest Condominating Building B. recorded May 4, 1905, at Reception No. 4003407, and the Second Supplemental Condominum Map of Lake Forest Condominum Bailding A recorded June 12 all of the Sugarat County 1965, at Reception No. 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 Flements appurtenant

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 archide this Second Supplement to the Condominanti Declaration unless specific provisions to the contrary are made

Declarant has executed this Socond Supplement to the Declaration of Covenants.

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By Robert R Fulton

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Conditions Restrictions and Easements for Lake Forest this 12th day of May 1908

DECLARANT LAKE FOREST EMITTED FIABILITY COMPANY A Colorado hunted hability company

By Robert R Tolton

STAIL OF COLORADO 1 388

COUNTY OF SUMMET 1 1

The foregoing instrument was acknowledged before me this 1 day of 1903 by Robert R Falton as Manager for Lake Forest Limited Liability Company a Colorado hunted hability company

Witness my hand and official scal

My Commission Expires

Notary Public

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### THIRD SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKE FOREST CONDOMINUMS

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

### RUCHTALS

- A Jim R. Haves, Robert R. Lulton. 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 was recorded May 4, 3905 at Reception No. 490486. The Second Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums was recorded June 12, 1995 at Reception No. 49278.4. The Condominium Map of Lake Forest Condominium Buildings C and D was recorded March 27, 1995 at Reception No. 498387, the First Supplemental Condominium Map of Lake Forest Condominiums Building B was recorded May 4. 1993 at Reception No. 490487, and the Second Supplemental Condominium Map of Lake Forest Condominiums Building A was recorded June 12, 1995 at Reception No. 492785, al filings in the Summit County, Colurado records
- B The Declaration at Article NVIII, Section 18.1 expressly reserves the right to Declarant to expand the property subject of the Declaration without the consent of the existing Domers 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 Condommunis as follows:

1 Advision 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 First Amendment to the Second Supplemental Condominium Map of Lake Forest Condominium Building A-1. 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 andivided interests set forth in Exhibit 1.

- 2 First Amendment to the Second Sur Condominiums Building A-1 The First Amendmen Map of Lake Forest Condominiums Building A-1 r Forest Condominiums, as recorded under Receptio Colonado records
- Garage, The garage depicted on th Supplemental Condominum Map of Lake Forest C MUST BE BUILT by Declarant in the location de-
- to the filing for record of this Third Supplement to the filing for record of this Third Supplement to the Second Supplemental Condominium Map of I legally describe a Condominium Unit by its identification of the Fried Supplement to the Declaration or the F Condominium Map of Lake Forest Condominium Map of Lake Forest Condominium

Subsequent to the filing of the Firs Condominium Map of Lake Forest Condominium Supplement to the Declaration, every deed, lease may legally describe a condominium unit created as follows:

> "Condominium Unit \_\_\_, accord Conditions. Restrictions and Fase March 27, 1995, at Reception No Declaration of Coverants. Condiforest Condominiums recorded & Second Supplement to the Declar Eusements for Lake Forest Cond-No. 492784, the Third Supplem Restrictions and Easements for L.

Map of Lake Forest Condominiu at Reception No. 488387, the Fir Forest Condominiums Building I 490487, and the Second Suppler Condominium Building A, recorn First Amendment to the Second Condominiums Building A-I, ali

Every such description shall be good and suffici encumber or otherwise affect not only the unit t thereto County Recorder

nvn J. Law as nton of covenants, he "Declaration" Loneptien No. 488386 strons and Easements so. 499486. The nons and Easements for 49-784. The recorded March 27, p. of Lake Forest 90487, and the Second A was recorded June status records.

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nts and Common pansion Area A-1 on the esideptial, fee simple to Common Elements Second Supplemental common Elements shall t and the owners of the 4 and tided interests set 2 First Amendment to the Second Supplemental Condominium Map of Lake Forest Condominiums Building A-1 The First Amendment to the Second Supplemental Condominium Map of Lake Forest Condominiums Building A-1 means the map of Unit 1600 of the Lake Forest Condominiums, as recorded under Reception No 4 (2012) of the Summit Condity, Colorado records

. 1 <u>Garage</u> The garage depicted on the First Amendment to the Second Supplemental Condominium Map of Lake Forest Condominiums Building A-1 for unit 1600 MUST BE BUILT by Declarant in the location depicted on the Map

4 <u>Description of the Condominium Gait.</u> A contract for sale of a unit written prior to the libing for record of this Third Supplement to the Declaration and the First Amendment to the Second Supplemental Condominium Map of Lake Forest Condominiums Building A-1 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 First Amendment to the Second Supplemental Condominium Map of Lake Forest Condominiums Building A-1

Subsequent to the filing of the First Amendment to the Second Supplemental Condominium Map of Lake Forest Condominiums Building A-1 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

, according to the Declaration of Covenants, "Condominium Unit 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 Condominums recorded May 4, 1995, at Reception No. 490486, the Second Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Cake Forest Condominiums recorded June 12, 1995, at Reception No. 492784, the Third Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded 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. 499487, and the Second Supplemental Condominium Map of Lake Forest Condominium Building A, recorded June 12, 1995, at Reception No. 492785, the First Amendment to the Second Supplemental Condominium Map of Lake Forest Condominiums Building A-1, 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

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DECLAR

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Map of Lake borest ental Condominium er of the Lake unit County.

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La unit written prior irst Amendment to s Building A-Limay Jesignated in other reference to zond Supplemental

nd Supplemental cording of this Third !! or other instrument ent to the Declaration

Covenants. ndomniums recorded ement to the ements for Lake No. 490486, the itions. Restrictions and 2, 1995, at Reception ovenants, Conditions, i recorded ; the Condominium orded March 27, 1995 inium Map of Lake at Reception No of Lake Forest eption No. 492785, the am Map of Lake Forest olorado records.

l, convey, transfer. nents appurtenant

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

Declarant has executed this Third Supplement to the Declaration of Covenants. Conditions, Restrictions and Lasements for Lake Forest this 21 nd day of My 11 12 62 1995

LAKE FOREST LIMITED LIABILITY COMPANY,

A Colorado limited liability company

STATE OF COLORADO

COUNTY OF SUMMIT

The foregoing instrument was acknowledged before me this 22 ml day 2011 ft. 1995 by Robert R. Fulton as Manager for Lake Forest Limited Liability Company, a Colorado limited liability company

Witness my hand and official seal

My Commission Expires Step 1 7, 1992

UNIT NU 101C

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103C

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201C

202C

203C

204C

301C

302C

303C

304C

101D

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UNIT NUMBER	ALLOCATED INTEREST	
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102C	n 02	
103C	0.02	
104C	0.02	
201C	0.02	
202C	0.02	
203C	6.02	
204C	0.02	
301C	0.0214	
302C	u 0214	
303C	0.0214	
304C	0.0214	
101D	0.02	
102D	0.02	
101D	0.02	
104D	0.02	
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204D	0 02	
301D	0 0214	
302D	0.0214	
303D	0 0214	
304D	0.0214	
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D UZ 104B 0.02 201B 0.02 202B 0.02 203B 0.02 204B 0.0214 301B 6.0214 302B 0.0214 303B 0.0214 3048 0.02 101A 0.02 102A Lo Br 5 23 6th Towr ចករ 103A 0.02 104A 0.02 201A 0.02 202A 0.02203A 0.02 204A 0.0214 301A 0.0214 102A 0.0214 303A 0.0214 30-IA 0.0176 1600A Filed

Lake Forest Limited Unibidity Company, a Coorado hunted hability company. Checharasi, rimakes this Restated Fourth Supplement to the Declaration of Covenants. Conditions. Restrictions and Lasements for Lake Forest Condominatins for the purpose of expanding the Lake Forest Condominatins. Project.

### RECUALS

- Jini R. Haves, Robert R. Lulton, Tomothy B. Page and Kathixu J. Caw as Managers of Lake Lorest Limited Unability Company executed the Declaration of Covenants, Conditions Restrictions and Lasements for Lake Lorest Condominiums (the "Declaration") on March 23 1905 which Declaration was recorded March 27, 1905, at Reception No. 488386 The First Supplement to the Declaration of Covenants. Conditions, Restrictions and Ensements for Lake Forest Condominums was recorded May 1, 1995 at Reception No. 490486. The Second Supplement to the Doclaration of Coverents. Conditions. Restrictions and Easements for Lake Forest Condominans was recorded June 12 toos at Reception No. 492784. The Third Supplement to the Declaration of Covenants, Conditions, Restrictions and Lasements for Lake Friest Condominums recorded September 25, 1995 at Reception No. 490389. The Condorazioum Map of Lake Forest Condominions Buildings C and D was recorded March 27. 1005 at Reception No. 488 387, the Urst Supplemental Condominium Map of Lake Forest Condominums Building B was recorded May 4 1995 at Reception No. 490487, the Second Supplemental Condominum Map of Lake Forest Communium Building A was recorded June 12, 1995 at Reception No. 492785, and the First Amendment to the Second Supplemental Condominion Map of Lake Forest Condominiums Building A-1 was recorded September 25. 1995 at Reception No. 499500, all filings in the Sumant 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
- D Declarant has previously recorded a Lourth Supplement to the Declaration of Covenants Conditions. Restrictions and Fasements for Lake Forest Condominiums on November 9, 1995 under Reception Stumber 50(6)2, which erroncously listed the unit numbers to be added to the Condominium Project. This Restated Fourth Supplement sets forth the correct condominium units which are to be added to the Project as set forth on the Third Supplemental Condominium Map described in Paragraph 2 below.

co 80424

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

Flements. Declarant of the Condominum Map simple estates such est Flements and Limited Chap Buildings F and Funits created by the De Supplement to the Description.

2 Third, 5 E, and F. The Third S and F means the map 305E, 306F, 2011, 20 the Lake Forest Cond Colorado records

3 <u>Garae</u> Lake Forest Condon Supplement MUST I

to the filing for reco Supplemental Condo describe a Condom F, followed by the w Restated Fourth Su Lake Forest Condo

Forest Condominis the Declaration, exdescribe a condom as follows

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- Third Supplemental Condominum: Map.of.Lake Forest Condominum Buildings E and F. The Third Supplemental Condominum Map of Lake Forest Condominum Buildings E and F. The Third Supplemental Condominum Map of Lake Forest Condominum Buildings E and F. There are the map of Univ. 2011. 2021. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 2031. 203
- 3 Garages The gatages depicted on the Third Supplemental Condominium Map of Lake Forest Condominium Brildings L and 1 for units created by this Restated Fourth Supplement MEST BE BUILT by Declarant in the Jocation depicted on the Map
- Description of the Condominion Lair. A contract for sale of a unit written prior to the filing for record of this Restated Lourth Supplement to the Declaration and the Third Supplemental Condominion. Map of Lake Lorest Condominions Buildings L and F may legally describe a Condominion Unit by its identifying unit number as then designated in Building E or F, followed by the words: Lake Lorest Condominions without further reference to this Restated Lourth Supplement to the Declaration or the Third Supplemental Condominion Map of Lake Forest Condominions Buildings L and F.

Subsequent to the filing of the Third Supplemental Condominium Map of Lake Forest Condominium Buildings L and F and the recording of this Restated Fourth Supplement to the Declaration, every deed lease morteage, trust deed will or other instrument may legally describe a condominium unit created under this Restated Fourth Supplement to the Declaration as follows:

"Condominum Unit"—, according to the Declaration of Covenants,
Conditions: Restrictions and Ulasements for Lake Forest Condominiums recorded
March 27: 1945. at Reception No. 488336, the First Supplement to the
Declaration of Covenants: Conditions: Restrictions and Easements for Lake
Forest Condominiums recorded May 4, 1945, at Reception No. 490436, the
Second Supplement to the Declaration of Covenants. Conditions. Restrictions and
Easements for Lake Forest Condominiums recorded fune 12, 1905. at Reception
No. 492784. the Supplement to the Declaration of Covenants. Conditions,
Restrictions and Easements for Lake Forest Condominiums recorded September
25, 1905. at Reception No. 490589, the Restated Fourth Supplement to the
Declaration of Covenants, Conditions, Restrictions and Easements for Lake
Forest Condominiums recorded
the Condominium Map of Lake Forest Condominiums Building C and D.

recorded March 27, 199 Condominum Map of 1995, at Reception No of Lake Forest Condo No 492785, the First Map Building A-1, res the Third Supplement, Buildings F and F reco the Summit County, C

Every such description shall be good encumber or otherwise affect not on thereto.

- 5 Revocation of Fourth revokes and declares void the Fourth Restrictions and Lusements for Lak Reception Number 503042
- 6 Incorporation of Determs and the provisions of the Dechereby deemed to include this Rest unless specific provisions to the co-

Declarant has executed this Conditions, Restrictions and Casel November 1995

DECLARANT

LAKI-10I A Celotadi

By Robert R Folton

STATE OF COLORADO

COUNTY OF SUMMIT

The foregoing instrument N. M. M. M. Rober Company, a Colorado limited to

Witness my hand and off

My Commission Expires

Mark Pichery

recorded March 27, 1905 at Reception No. 188387, the First Supplemental Condominum Map of Lake Lorest Condominum: Building B. recorded May 3 1905, at Reception No. 490487, and the Second Supplemental Condominum Map of Lake Lorest Condominum Building A. recorded Inne 12, 1908, at Reception No. 402785, the Lorest Amendment to the Second Supplemental Condominum Map Building A. L. recorded September 28, 1908, at Reception No. 400500 and the Third Supplemental Condominum Map of Lake Forest Condominum. Buildings L. and Frecorded November 9, 1905, at Reception No. 500433, alt of the Simunit Lorenty Colorado records.

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

- 5 Resignation of Fourth Supplement to the Condominam Declaration Declarant revokes and declares void the Fourth Supplement to the Declaration of Covenants. Conditions, Restrictions and Lasements for Lake Lorest Condominations recorded November 9, 1935 under Reception Number 503042.
- 6 Incorporation of Declaration Provisions. Declarant rattles 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 Restated Fourth Supplement to the Condominum Declaration indess specific provisions to the contrary are made.

Declarant has executed this Restated Fourth Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest this  $(27)^{2.6}$  day of  $(80)^{10} (60)^{10} (60)^{10} (100)^{10}$ 

DECLARANT TAKE 10

1 AKI TORESTTEMITED LIABILITY COMPANY, A Colorado lunted hability company

By Robert R Lulion

STATE OF COLORADO 3

1 ...

COUNTY OF SUMMIT

The foregoing instrument was acknowledged before me this \(\frac{\frac{7}{27}}{27}\) day of \(\frac{8}{27}\) \(\frac{7}{27}\) and \(\frac{1}{27}\) by Robert R. Fulton as Manager for Lake Forest Limited Liability Company, a Colorado limited liability company.

Witness my hand and official seal

My Commission Expires James 14 1 1776

Tiga & Pir Greens

# Allocated Interest

The Allocated interest in the Con-Project contains 45, two bedroom units: contain bathroat Tacilities and square fe Declitant has determined that a left unit approximately % a greater than a two be 2 bedroom unit is 01328 and the alloca

The undivided interest in the Co appurtenant to each unit is set forth bel-

UNIT NUMBER

TOTE

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104C

201C

302C

203C

3040

301C 302C

303C

304C

1010

102D 103D

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2019

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The Allocated interest in the Common Hements have been calculated at follows. The Project contains 45. Two bedroom units said 28, two bedroom plus loft units. The loft units contain bathroom taghines and square feet in excess of those in the two bedroom units. Declarant has determined that a left units allocation of the Common Expense Liability should be approximately 1% a greater than a two bedroom unit. Accordingly, the allocated interest for each 2 bedroom unit is 101.528 and the affocuted interest for each loft unit is 101.437.

The maliyided interest in the Common Flements and Common Expense Liability appurtenant to each unit is set torth below

ants.

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202C	0.01328	
503C,	0.01328	
3P4C	a n 1328	
NOIC .	0.01437	
302C	0.01437	
303C	n o (437 o o (437	
304C	0.0347	
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103D	0.01328	
104D	0.01328	
2019	0.01328	,
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203D	V M COLOMY	

204D 301D 302D 3031) 3040 1018 1628 10MB1048 20113 2028 2033 20413 301B 30213 303B 304B 164A 102A $40^{3}A$ 104A 201A 202A 203A 204/ 301A 102A 303 A

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	205F		0.01328			i			August 16, 14
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FIFTH SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKE FOREST CONDOMINIUMS Lake Forest Limited Liability Company, a Colorado united liability company, ("Declarant") and the Lake Forest Condominium Association ("Association") make this Fifth Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Conver: Forest Condominiums for the purpose of conveying Limited Common Element garages as an the Third Supplementa appurtenance to a particular Unit in the Lake Forest Condominiums Project £ 13:08 3pg Jemmit County F Common Element and į g sand add and RECUEALS Conver garage designated as 3: Jim R. Haves, Robert R. Folton, Limothy B. Page and Kathryn J. Law as is an appurtenance to ( Managers of Lake Forest Limited Liability Company executed the Declaration of Covenants, Conditions, Restrictions and Fasements for Lake Forest Condominums (the "Declaration") on Conver March 23, 1995, which Declaration was recorded March 27, 1995, at Reception No. 488386. the Third Supplementa The First Supplement to the Declaration of Covenants. Conditions. Restrictions and Easements Common Element and for Lake Forest Condominums was recorded May 4, 1908 at Reception No. 190486. The 4. Sale of and G-3 on the Third ! 4. Second Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums was recorded June 12, 1995 at Reception No. 492784. The Third Owners and upon such 524534 Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake subscritially in the for: Forest Condominiums recorded September 25, 1995 at Reception No. 499589. The Restated Fourth Supplement to the Declaration of Covenants. Conditions, Restrictions and Ensements for 1996-09-26 Lake Forest Condominiums recorded November 28, 1995 at Reception No. 504213. The and G-6 to the Associa Condominium Map of Lake Forest Condominiums Buildings C and D was recorded March 27, maintenance of the Pro 1995 at Reception No. 488387, the First Supplemental Condominium Map of Lake Forest Condominiums Building B was recorded May 4, 1995 at Reception No. 490487, the Second DECLARANT: Supplemental Condominium Map of Lake Forest Condominiums Building A was recorded June 12, 1995 at Reception No. 492785, the First Amendment to the Second Supplemental 13: Condominium Map of Lake Forest Condominiums Building A-1 was record a september 25, 9 County I 1995 at Reception No. 499590, and the Third Supplemental Condonnaum Map of Lake Forest Condominiums Buildings E and F was recorded November 9, 1995 at Reception No. 503042, all filings in the Summit County, Colorado records The Declaration at Article XVIII, Sections 18.1 expressly reserves the right to Declarant to reaffocate any portion of the Expansion Property subject of the Declaration without the consent of the existing Owners or Mortgagees, the Third Supplemental Condominium Map LAKE FOREST CONof Buildings E and F at Note 5 expressly reserves to the Declarant the right to convert garages G-Colorado conprofit con 1 through G-6 from Expansion Property to Limited Common Elements appurtenant to a Unit Declarant and the Association now desire to convert Limited Common Element Garages as appurtenances to particular Units and authorize the reallocation of one Limited Common Element Garage NOW THEREFORE, Declarant and the Association supplement the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condomniums as follows COT

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# SIXTH 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") and the Lake Forest Condominium Association ("Association") make this Sixth Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums for the purpose of conveying Limited Common Element garages as an appurtenance to particular Units in 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 was recorded May 4, 1995 at Reception No. 490486. The Second Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums was recorded June 12, 1995 at Reception No. 492784. The Third Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded September 25, 1995 at Reception No. 499589. The Restated Fourth Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded November 28, 1995 at Reception No. 504213. The Fifth Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded September 26, 1996 under Reception Number 524535. The Condominium Map of Lake Forest Condominiums Buildings C and D was recorded March 27, 1995 at Reception No. 488387; the First Supplemental Condominium Map of Lake Forest Condominiums Building B was recorded May 4, 1995 at Reception No. 490487; the Second Supplemental Condominium Map of Lake Forest Condominiums Building A was recorded June 12, 1995 at Reception No. 492785; the First Amendment to the Second Supplemental Condominium Map of Lake Forest Condominiums Building A-1 was recorded September 25, 1995 at Reception No. 499590; and the Third Supplemental Condominium Map of Lake Forest Condominiums Buildings E and F was recorded November 9, 1995 at Reception No. 503042; all filings in the Summit County, Colorado records.
- B. The Declaration at Article XVIII, Sections 18.1 expressly reserves the right to Declarant to reallocate any portion of the Expansion Property subject of the Declaration without the consent of the existing Owners or Mortgagees.
- C. Declarant and the Association now desire to convert Limited Common Element Garages as appurtenances to particular Units and authorize the reallocation of one Limited Common Element Garage.

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

1. <u>Conversion of Limited Common Element Garage 201-F to Unit 202-F.</u> The garage designated as 201-F on the Third Supplemental Condominium Map of Buildings E and F is an appurtenance to Unit 202-F.

2. <u>Conversion of Limited Common Element Garage 202-F to 201-F.</u> The garage designated as 202-F on the Third Supplemental Condominium Map of Buildings E and F is an
appurtenance to Unit 201-F
DECLARANT: LAKE FOREST LIMITED LIABILITY COMPANY, A Colorado limited liability company  By: Robert Re-Fulton James R. Hayes
LAKE FOREST CONDOMINIUM ASSOCIATION, a Colorado nonprofit corporation
By: Kenneth Getwater Title: Seche sany
STATE OF COLORADO )
COUNTY OF SUMMIT )
The foregoing instrument was acknowledged before me this 2/21 day of day of 1996 by Robert R. Fulton as Manager for Lake Forest Limited Liability Company, a Colorado limited liability company.  JAMES R WAYES
Witness my hand and official seal.
My Commission Expires: 477 1887
Notary Public
STATE OF COLORADO ) ss
COUNTY OF SUMMIT )
The foregoing instrument was acknowledged before me this 2/21 day of Citotic , 1996 by Kenneth Outwater as Augustus of the Lake Forest Condominium Association.
Witness my hand and official seal.
My Commission Expires: April 7/1997
Notary Public

552410 1997-:1-20 12:04 Cheri Brunvard - Summit County Recorder

# REALLOCATION OF LIMITED COMMON ELEMENT GARAGES BETWEEN UNITS 201 A AND 301 A LAKE FOREST CONDOMINIUMS

EDWIN % GASS, LOUISE R. GASS, JOHN H. HAYES, III and C. PAULINE HAYES (Collectively the "Owners") and the Lake Forest Condominium Association ("Association") in ke this Reallocation of Limited Common Element Garages for the purpose of reallocating Limited Common Element garages as an appartenance to particular Units in Lake Forest Condominisms (the "Project")

RECITALS sociation was created to manage the Common Elements of the Project ition of Covenants, Conditions, Restrictions and Easements for Lake Forest pursuant to the De-'eclaration") recorded March 27, 1995 at Reception Number 488386 and the Condominiums (the ondominium Map of Lake Forest Condominiums Building A recorded June Second Supplement 12, 1995 at Recept No. 492785 A. Gass and Louise R. Gass own Unit 201 A and Jol 1 H. Hayes, III and C. it 301 A. The Owners desire to exchange garages appurter at to their Fauline Hayes own mated in the Declaration and the Condominium Map of the roject. spective units as octation may reallocate Limited Common Elements between Units pursuant Th · C.R.S. §38-33 3 witers and the Association now desire to authorize the reallocation of two Th n 1 mited Common 1 ment Garages FORE, the Owners and the Association agree as follows: NOW THE Cem rsion of Limited Common Element Garage 201-A to Unit 301-A. The garage essignated as 201-, the Second Supplemental Condominium Map of Lake Foreign Condominiums Buil ag A is an appurtenance to Unit 301-A Con rsion of Limited Common Element Garage 301-A to 201-A. The garage esignated as 301-A on the Second Supplemental Condominum Map of Lake Forest Condominiums Buile bg A is an appurtenance to Unit 201-A Future Conveyarces. Future conveyance of any Unit in the Lake Forest Condominium Projes will automatically include, without further reference, the Limited Common Element garage apprenant to the Unit All costs of preparing and recording this Reallocation of Limited Common Elements shall be by the Owners John H. Hayes, III and C. Pauline Hayes

OWNERS:

By: Edwin A. Gar

By: John H. Hayes, III By: C. Payting Hayes	`
LAKE FOREST/CONDOMENTUM ASSOCIATE N. 18 10 10 10 10 10 10 10 10 10 10 10 10 10	
By K th Outwater Title Tascol 1990 & Carrier	
Manageta STAT (F. <del>COLORAD</del> ) ) STAT (F.COLORAD) )	
County (Strong F (1) )	
be foregoing instrument was acknowledged before me this day of	
y Commission of tres:	ij
Noticy Public My Comm Expires Jan 31, 2000	1
STAT OF COLORADO )	•
County of Summit )	
The foregoing instrument was acknowledged before me this day of day of To by John H. Hayes, III and C. Pauline Hayes.	
y Commission sires:	
y Commission ares.	
Ne y Public :	
STATE OF COLORADO )	
) ss COUNT OF SUMMIT )	
Logical Association of the Lake Forest Condomination of the	r L
Williams my hand and official seal	
N Commission Expires: 6-14-2000 WILSON 8	
Notary Princ	
County 1.	

# REALLOCATION OF LIMITED COMMON ELEMENT GARAGES BETWEEN UTITS 201 A AND 301 A LAKE FOREST CONDOMINIUMS

EDWIN A. GASS, LOUISE R. GASS, JOHN H. HAYES, III and C. PAULINE HAYES (Collectively the "Owners") and the Lake Forest Condominium Association ("Association") make this Reallocation of Limited Common Element Garages for the purpose of reallocating Limited Common Element garages as an appurtenance to particular Units in Lake Forest Condominiums (the "Project").

#### RECITALS

- A. The Association was created to manage the Common Elements of the Project pursuant to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums (the "Declaration") recorded March 27, 1995 at Reception Number 488386 and the Second Supplemental Condominium Map of Lake Forest Condominiums Building A recorded June 12, 1995 at Reception No. 492785.
- B. Edwin A. Gass and Louise R. Cass own Unit 201 A and John H. Hayes, III and C. Pauline Hayes own Unit 301 A. The Owners desire to exchange garages appurtenant to their respective units as designated in the Declaration and the Condomirium Map of the Project.
- C. The Association may reallocate / imited Common Elements between Units pursuant to C.F. §, §33-33.3-208.
- D. The Owners and the Association now desire to authorize the reallocation of two Limit | Common Element Garages.

NOW THEREFORE, the Owners and the Association agree as follows:

- 1. Conversion of Limited Common Element Garage 201-A to Unit 301-A. The garage design ted as 201-A on the Second Supplemental Condominium Map of Lake Forest Condominiums Building A is an appurtenance to Unit 301-A.
- 2. Conversion of Limited Common Element Garage 301-A to 201-A. The garage designated as 301-A on the Second Supplemental Condominium Map of Lake Forest Condominiums Building / is an appurtenance to Unit 201-A.
- 3. Future Conveyances. Future conveyance of any Unit in the Lake Forest Conductionium Project will automatically include, without further reference, the Limited Common Element's garage appurtence at to the Unit.
- 4. <u>Costs.</u> All costs of preparing and recording this Reallocation of Limited Common Elements shall be borne by the Owners John H. Hayes, III and C. Pauline Hayes.

OWNERS

By: Edwin A. Gass

Bur Louise R. Gas

By: John H. 1 1968, III By: C. Paulike Hayes
LAKE FORE: CONDOMINIUM ASSOCIATION a Colorado nor sint corporation  By: Kenneth O water  Title: Logica for Medicine Services
STATE OF CORADO ) SS. County of Suc it Rice
The for going instrument was acknowledged before me this day of, 1995 by Edwin A. Gass and Louise R. Gass.  My Comission expires:, 31, 3000
Notaby Public No
STATE OF C 'ORADO ) ) 35.  County of Sur vit )
The forcing instrument was acknowledged before me this day of his house the prince of
STATE OF COUNTY OF SUMMIT )
The foregoing instrument was acknowledged before me this day of
Witness my hand and official seal.  My Commission Expires: 6 - 14 - 2000  Notary Public  Notary Public

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# - SEVENTH SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKE FOREST CONDOMINIUMS

Richmond & Neiley, L.L.C., assignee and as Trustee for Lake Forest Limited Liability Company, a dissolved Colorado limited liability company, ("Declarant") makes this Seventh Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums for the purpose of conveying Limited Common Element garages as an appurtenance to a particular Unit in the Lake Forest Condominiums Project.

# RECITALS

- 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 was recorded May 4, 1995 at Reception No. 490486. The Second Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums was recorded June 12, 1995 at Reception No. 492784. The Third Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded September 25, 1995 at Reception No. 499589. The Restated Fourth Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded November 28, 1995 at Reception No. 504213. The Fifth Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded September 26, 1996 under Reception Number 524535. The Sixth Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded October 23, 1996 under Reception Number 526568. The Condominium Map of Lake Forest Condominiums Buildings C and D was recorded March 27, 1995 at Reception No. 488387; the First Supplemental Condominium Map of Lake Forest Condominiums Building B was recorded May 4, 1995 at Reception No. 490487; the Second Supplemental Condominium Map of Lake Forest Condominiums Building A was recorded June 12, 1995 at Reception No. 492785; the First Amendment to the Second Supplemental Condominium Map of Lake Forest Condominiums Building A-1 was recorded September 25, 1995 at Reception No. 499590; and the Third Supplemental Condominium Map of Lake Forest Condominiums Buildings E and F was recorded November 9, 1995 at Reception No. 503042; all filings in the Summit County, Colorado records.
- B. The Declaration at Article XVIII, Sections 18.1 and pursuant to Recital B of the Fifth Supplement to the Declaration recorded September 26, 1996 under Reception Number 524535, expressly reserves the right to Declarant to reallocate any portion of the Expansion Property subject of the Declaration without the consent of the existing Owners, Mortgagees or the Lake Forest Condominium Association.
- C. Declarant now desires to convert Limited Common Element Garages as appurtenances to a particular Unit and authorizes the reallocation of two Limited Common Element Garages.

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

1. <u>Conversion of Garage G-2 and G-3 to Unit 102 C.</u> The garages designated as LCE G-2 and LCE G-3 on the Third Supplemental Condominium Map of Buildings E and F are converted to Limited Common Elements and are appurtenant to Unit 102 C.
DECLARANT: LAKE FOREST LIMITED LIABILITY COMPANY, A dissolved Colorado limited liability company
STATE OF COLORADO ) ) ss COUNTY OF SUMMIT )
The foregoing instrument was acknowledged before me this
My Commission Expires 10, 200/





Cheri Brunvand-Summit County Recorder 5/30/2000 18:32 DF:

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# EIGHTH SUPPLEMENT TO THE DECLARATION 1500 OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKE FOREST CONDOMINIUMS

The Lake Forest Condominium Association through its Managing Agent makes this Eighth Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums for the purpose of conveying Limited Common Element garages as an appurtenance from Unit 102 C to Unit 303 D in the Lake Forest Condominiums Project.

### RECITALS

- 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 was recorded May 4, 1995 at Reception No. 490486. The Second Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums was recorded June 12, 1995 at Reception No. 492784. The Third Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded September 25, 1995 at Reception No. 499589. The Restated Fourth Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded November 28, 1995 at Reception No. 504213. The Fifth Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded September 26, 1996 under Reception Number 524535. The Sixth Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded October 23, 1996 under Reception Number 526568. Reallocation of Garages recorded November 20, 1997 under Reception Number 552410 and re-recorded December 9, 1997 under Reception No. 553699. The Seventh Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded August 21, 1998 under Reception Number 573165 and the Assignment of Declarant's Rights recorded August 21, 1998 under Reception Number 573166. The Condominium Map of Lake Forest Condominiums Buildings C and D was recorded March 27, 1995 at Reception No. 488387; the First Supplemental Condominium Map of Lake Forest Condominiums Building B was recorded May 4, 1995 at Reception No. 490487; the Second Supplemental Condominium Map of Lake Forest Condominiums Building A was recorded June 12, 1995 at Reception No. 492785; the First Amendment to the Second Supplemental Condominium Map of Lake Forest Condominiums Building A-1 was recorded September 25, 1995 at Reception No. 499590; and the Third Supplemental Condominium Map of Lake Forest Condominiums Buildings E and F was recorded November 9, 1995 at Reception No. 503042; all filings in the Summit County, Colorado records.
- B. Mark A. Novak and Kathleen J. Bennett as the Owners of Unit 102 C desire to convey, and Applewood Trust through Dennis O'Neal as Trustee, Owner of Unit 303 D, desires to receive the exclusive use of Limited Common Element Garages G2 and G3 (collectively the "Owners").
- C. Pursuant to C.R.S. §38-33.3-208, the Association, through its executive Board has directed the Managing Agent to approve the reallocation of the two Limited Common Element Garages as requested by the Owners so long as all costs of preparing and recording this Eighth Supplement are borne by the Owners.

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

Conversion of Garage G-2 and G-3 to Unit 303 D. The garages designated as LCE

G-2 and LCE G-3 on the Third Supplemental Condominium Map of Buildings E and F are converted to Limited Common Elements and are appurtenant to Unit 303 D. LAKE FOREST CONDOMINIUM ASSOCIATION. A Colorado non-profit corporation Deborah Thief Polich, Managing Agent By: STATE OF COLORADO ) ss COUNTY OF SUMMIT The foregoing instrument was acknowledged before me this 24th , 2000 by Deborah Thiel Polich, Managing Agent for the Lake Forest onderninium Association, a Colorado non-profit corporation. and official seal. Mark A. Novak STATE OF COLORADO ) ss COUNTY OF SUMMIT The foregoing instrument was acknowledged before me this \_26 \_, 2000 by Mark A. Novak and Kathleen J. Bennett. Witness my hand and official seal. My commission expires January 15, 2002 My Commission Expires

APPLEWOOD TRUST  Dennis O'Neal, Trustee	·
STATE OF Gener }	
The foregoing instrument was acknowledged before me this	day of
Witness my hand and official seal.	376/13
My Commission Expires:  My Commission Expires:  Henry Frencis Schnatz, Notary Public West Wintered Twp., Chaster County My Commission Expires July 20, 2002  Member, Pennsylvania Association of Notaries	10

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# ASSIGNMENT OF SPECIAL DECLARANT RIGHTS

This Assignment of Special Declarant Rights is made between Lake Forest Limited Liability Company, a Colorado limited liability company (the "Company") and Richmond & Neiley, L.L.C., a Colorado limited liability company ("Trustee").

### RECITALS

A. The Declaration of Covenants, Conditions, Restrictions and Easement for Lake Forest Condominiums recorded in the records of the Summit County Clerk and Recorder on March 27, 1995 under Reception No. 488386 (the "Declaration") reserves to the Company certain special declarant rights which may be transferred by the Company to a successor declarant pursuant to C.R.S. §38-33.3-304.

B. The Company has completed the Lake Forest Condominium project and desires to transfer all of its special declarant rights to the Trustee.

NOW THEREFORE, the parties agree as follows:

The Company transfers all of the special declarant rights set forth in the Declaration to the Trustee accepts such special declarant rights.

Thistee and the Thistee accepts such special declarant rights.
LAKE FOREST LIMITED LIABILITY COMPANY, a Colorado limited liability company  Gui Mg  By: Title: Manager
RICHMOND & NEILEY, L.L.C. as Trustee
Mark Richmond Manager
STATE OF COLORADO )
County of Summit ) ss.
The foregoing was acknowledged before me this 30th day of December, 1996 by Kathern T. Law as Manager for Lake Forest Limited Liability Company, a Colorado limited liability company.
My Commission Expires: 6-14-2000
Rinda M. S. Wilson Notary Publid
STATE OF COLORADO ) ss.
County of Summit )
The foregoing was acknowledged before me this Both day of December, 1916 by Mark Richmond as Manager of Richmond & Neiley, L.L.C., a Colorado limited liability company as Trustee for all the Members of the Lake Forest Limited Liability Company.
My Commission Expires: 6-14-2000
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Notary Public