

250

**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. 476485 of the Summit County, Colorado records.

490486 1995-05-04 11:42 509  
Doris L Brilli - Summit County Recorder

490486

490486 1995-05-04 11:42 509  
Doris L. Britt - Summit County Recorder

3. Garages in Expansion Area E. 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 3/27/95, 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 3/27/95, 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.

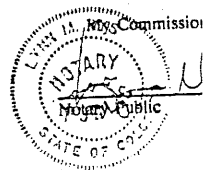
Declarant has c/  
Restrictions and Easer

DECLARANT: 1  
Kathryn J. Law  
By: Kathryn J. Law

STATE OF COLOR  
County of Summit

The foregoing  
Law, 199  
Company

Witness my han



Declarant has executed this First Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest this 4th day of July, 1995.

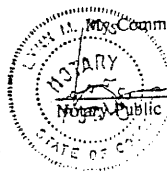
DECLARANT: LAKE FOREST LIMITED LIABILITY COMPANY

Kathryn J. Law  
By: Kathryn J. Law

STATE OF COLORADO )  
  ) ss.  
County of Summit            )

The foregoing instrument was acknowledged before me this 4th day of July, 1995 by Kathryn J. Law as Manager for Lake Forest Limited Liability Company.

Witness my hand and official seal.



Commission expires: 2-12-93

THE D'

UNIT N'

10  
10  
10  
10  
20  
20  
20  
20  
30  
30  
30  
30  
1  
1

EXHIBIT I

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

---

TOTAL

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

---

TOTAL	1.00
-------	------

RES

This Restrictive Covenant  
 Colorado this 4 day of 11  
 ("Owner") and the Town of Breck;

WHEREAS, Owner is the  
 Breckenridge, County of Summit.

Lot 24, Four Seas

WHEREAS, Owner has rex  
 Code for the construction of cert

WHEREAS, Town has agr  
 conditions; and

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

NOW, THEREFORE, OW

1. Owner shall at all time  
 landscaping requirements of the

2. In the event Town de  
 default in writing. Within thirty (30)  
 in the event of a default not car  
 staff and shall develop a timetac  
 with due diligence. If Owner fai  
 Covenant as hereafter providec

3. This Covenant is m  
 Owner agrees that in the eve  
 performance of this Covenant  
 restraining order, preliminary ir

4. If any action is broug  
 interpretation, or construction  
 entitled to reasonable attorne  
 prosecution or defense of suc

5. This Covenant shal  
 and the covenants contained  
 respectively, the Owner and O  
 or any interest therein, and th

6. The Owner hereby

2000

492784 1995-06-12 15:50 5pg  
Doris L Br-111 - Summit County Record

**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

492-784

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 MI, SI, BI, BI I 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 the 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. 488486, the First Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded May 1, 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. 488487, 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.

*Lake Forest Condominiums Building A*

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,

Conditions, Restricti

DECLARANT

By Robert R. Fulton

STATE OF COLOR

COUNTY OF SUMI

The foregoing  
is the act and deed of  
\_\_\_\_\_, a Colorado  
Company, a Colorad

Witness my h

My Commis

Notary Public

Conditions, Restrictions and Easements for Lake Forest this 12th day of May 1998

DECLARANT LAKE FOREST LIMITED LIABILITY COMPANY  
A Colorado limited liability company

By Robert R. Fulton

STATE OF COLORADO )  
COUNTY OF SUMMIT )

The foregoing instrument was acknowledged before me this 12th day of May 1998 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

Notary Public



UNIT NUMBER

- 101C
- 102C
- 103C
- 104C
- 201C
- 202C
- 203C
- 204C
- 301C
- 302C
- 303C
- 304C
- 101D
- 102D
- 103D
- 104D
- 201D
- 202D
- 203D
- 204D
- 301D
- 302D
- 303D
- 304D
- 101B
- 102B
- 103B



May 1995

NY

day of  
month liability

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

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

2100

**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 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 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, and the Second Supplemental Condominium Map of Lake Forest Condominiums Building A was recorded June 12, 1995 at Reception No. 492785, all filings 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 First Amendment to the Second Supplemental Condominium Map of Lake Forest Condominiums 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 undivided interests set forth in Exhibit 1.

499589 1995-09-25 09:14 5PB  
Doris L. Brill - Summit County Recorder

2. First Amendment to the Second Supplemental Condominium Map of Lake Forest Condominiums Building A-1. The First Amendment Map of Lake Forest Condominiums Building A-1 for Lake Forest Condominiums, as recorded under Reception No. 488387, Colorado records.

3. Garage. The garage depicted on the Second Supplemental Condominium Map of Lake Forest Condominiums **MUST BE BUILT** by Declarant in the location depicted on the Second Supplemental Condominium Map.

4. Description of the Condominium Unit. The description of the Condominium Unit to be filed for record of this Third Supplement to the Second Supplemental Condominium Map of Lake Forest Condominiums shall legally describe a Condominium Unit by its identity on the Condominium Map of Lake Forest Condominiums Building A, followed by the words "Lake Forest Condominiums Building A, as shown on the Second Supplemental Condominium Map of Lake Forest Condominiums."

Subsequent to the filing of the First Supplemental Condominium Map of Lake Forest Condominiums Building A, every deed, lease or other instrument which purports to convey or otherwise affect a condominium unit created as follows:

"Condominium Unit \_\_\_ according to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded at Reception No. 488387, the Second Supplemental Condominium Map of Lake Forest Condominiums Building A, recorded at Reception No. 492784, the First Supplemental Condominium Map of Lake Forest Condominiums Building B, recorded at Reception No. 490487, and the Second Supplemental Condominium Map of Lake Forest Condominiums Building A, recorded at Reception No. 492785, all filings in the Summit County, Colorado records." September 27, 1995

Every such description shall be good and sufficient to encumber or otherwise affect not only the unit described in the instrument but also the unit immediately adjacent thereto.

499589 1995-09-25 09:14 SD9  
Doris L. Brill - Summit County Recorder

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. 492784 of the Summit County, Colorado records

3 Garage 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 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 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

"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. 492784, 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. 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

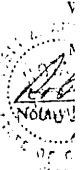
5.  
terms and  
hereby dec  
specific pr

De  
Condition:  
*[Signature]*  
DECLAR

*[Signature]*  
By: Robe

STATE C  
COUNT

T  
*[Signature]*  
Company



Map of Lake Forest  
Condominium  
of the Lake  
County.

Second  
for unit 1600

Unit written prior  
Amendment to  
Building A-1 may  
Designated in  
reference to  
Supplemental

Supplemental  
ording of this Third  
or other instrument  
to the Declaration

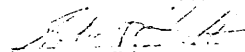
Covenants,  
Condominiums recorded  
to the  
ements for Lake  
No. 490486, the  
itions, Restrictions and  
2, 1995, at Reception  
ovenants, Conditions,  
s recorded  
the Condominium  
rded March 27, 1995  
inium Map of Lake  
at Reception No.  
of Lake Forest  
eption No. 492785, the  
am Map of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

l. convey. transfer,  
ments appurtenant

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 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 Easements for Lake Forest this 22nd day of  
September, 1995.

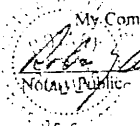
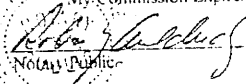
DECLARANT LAKE FOREST LIMITED LIABILITY COMPANY,  
A Colorado limited liability company.

  
By Robert R. Fulton

STATE OF COLORADO     )  
                                      ) ss  
COUNTY OF SUMMIT     )

The foregoing instrument was acknowledged before me this 22nd day of  
September, 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 Sept. 7, 1997  
   
Notary Public

UNIT NO  
101C  
102C  
103C  
104C  
201C  
202C  
203C  
204C  
301C  
302C  
303C  
304C  
101D  
102D  
103D  
104D  
201D  
202D  
203D  
204D  
301D  
302D  
303D  
304D  
101B  
102B  
103B

and affirms all of the  
on shall be and are  
aration unless

Covenants  
of

Y.

nd day of  
imited Liability

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
- 201B
- 202B
- 203B
- 204B
- 301B
- 302B
- 303B
- 304B
- 101A
- 102A
- 103A
- 104A
- 201A
- 202A
- 203A
- 204A
- 301A
- 302A
- 303A
- 304A
- 1600A

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

La

Lo

Bu

S 23

6<sup>th</sup>

Tower

Filed

**RESTATED  
FOURTH 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 Restated Fourth 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. Tilton, 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 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, and 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. All filings 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.

D Declarant has previously recorded a Fourth Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums on November 9, 1995 under Reception Number 503042, which erroneously 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.

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

1. Addition of Elements. Declarant of the Condominium Map simple estates, such as Elements and Limited (Map Buildings E and F units created by the Declaration to the Declaration

2. Third E and F. The Third S and F means the map 305E, 306E, 201E, 20 the Lake Forest Cond Colorado records

3. Adding Lake Forest Condom Supplement VI ST 1

4. Descr to the filing for reco Supplemental Condi describe a Condom F, followed by the v Restated Fourth Su Lake Forest Condo

Sub Forest Condominiu the Declaration, ev describe a condom as follows

"Co  
Co  
Ma  
De  
Fo  
Se  
Ea  
No  
Re  
25  
D  
F  
th

504213 1995-11-28 15:06 699  
Doris L. Br. 11 - Summit County Recorder

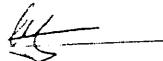
by person or persons lawfully

of such a person or persons shall be deemed to be the act of the person or persons who executed the same. If the person or persons who executed the same are not the person or persons who are to receive the same, the person or persons who executed the same shall be deemed to be the act of the person or persons who are to receive the same.

and the execution of a lien or other security interest by operation of law may at beneficiary's election be given the same effect as if the transfer to beneficiary and that the

certificate of purchase shall at the time of such sale and during the term of the mortgage of said note be a certificate of purchase by the Receiver for said property and if any there be and shall be deemed to be a certificate of purchase and with respect to the value thereof, expressly waived and according to the law and the

read or any of them or any part thereof in that case the whole of said instrument shall be deemed to be a certificate of purchase and the sum of \$1000.00 shall be made through

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

GARY J. SOELLITZ &  
CAROL A. SOELLITZ

CO 80424

Deputy  
Fees \$



1 Addition of Condominium Units, Limited Common Elements and Common Elements. Declarant converts the Common Elements designated as Expansion Areas F and F on the Condominium Map and more specifically described on Exhibit I into 24 residential, fee simple estates, such estate consisting of one Condominium Unit together with the Common Elements and Limited Common Elements depicted on the Third Supplemental Condominium Map Buildings E and F. 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 Restated Fourth Supplement to the Declaration in the fractional undivided interests set forth in Exhibit I.

2 Third Supplemental Condominium Map of Lake Forest Condominium Buildings E and F. The Third Supplemental Condominium Map of Lake Forest Condominium Buildings E and F means the map of Units 201E, 202E, 203E, 204E, 205E, 206E, 301E, 302E, 303E, 304E, 305E, 306E, 201F, 202F, 203F, 204F, 205F, 206F, 301F, 302F, 303F, 304F, 305F and 306F of the Lake Forest Condominiums, as recorded under Reception No. 503043 of the Summit County, Colorado records.

3 Garages. The garages depicted on the Third Supplemental Condominium Map of Lake Forest Condominium Buildings E and F for units created by this Restated Fourth Supplement at AH, ST, BE, BF, H, I 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 Restated Fourth Supplement to the Declaration and the Third Supplemental Condominium Map of Lake Forest Condominium Buildings E and F may legally describe a Condominium Unit by its identifying unit number as then designated in Building E or F, followed by the words "Lake Forest Condominiums" without further reference to this Restated Fourth Supplement to the Declaration or the Third Supplemental Condominium Map of Lake Forest Condominium Buildings E and F.

Subsequent to the filing of the Third Supplemental Condominium Map of Lake Forest Condominium Buildings E and F and the recording of this Restated Fourth Supplement to the Declaration, every deed, lease, mortgage, trust deed, will or other instrument may legally describe a condominium unit created under this Restated Fourth 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. 488586, 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. 492784, the 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 \_\_\_\_\_ at Reception No. \_\_\_\_\_ the Condominium Map of Lake Forest Condominiums Building C and D.

recorded March 27, 1995, at Reception No. 488586, 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. 492784, the 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 \_\_\_\_\_ at Reception No. \_\_\_\_\_ the Condominium Map of Lake Forest Condominiums Building C and D.

Every such description shall be good and enforceable and shall not be void, voidable, unenforceable or otherwise affect not on hereeto.

5 Revocation of Fourth Supplement. This Fourth Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded under Reception Number 503042 is hereby revoked and declared void.

6 Incorporation of Declaration. The terms and provisions of the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded under Reception Number 488586 are hereby deemed to include this Restated Fourth Supplement to the Declaration unless specific provisions to the contrary are made.

Declarant has executed this Declaration of Covenants, Restrictions and Easements for Lake Forest Condominiums recorded under Reception Number 488586, 1995.

DECLARANT LAKE FOREST CONDOMINIUMS, A Colorado Corporation

By Robert R. Fulton, Notary Public

STATE OF COLORADO )  
COUNTY OF SUMMIT )

The foregoing instrument was executed on \_\_\_\_\_, 1995 by Robert R. Fulton, a Colorado limited liability company.

Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

My Commission Expires: \_\_\_\_\_

Notary Public

504213 1995-11-28 15:06  
Doris L. Brull - Summit County Recorder

recorded March 27, 1995 at Reception No. 488387, the First Supplemental Condominium Map of Lake Forest Condominiums Building B recorded May 1, 1995, at Reception No. 496487, 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 Building A recorded September 25, 1995 at Reception No. 499506 and the Third Supplemental Condominium Map of Lake Forest Condominium Buildings E and F recorded November 9, 1995, at Reception No. 503043, all of the Summit County, Colorado records.

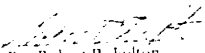
Every such description shall be good and sufficient for all purposes to sell, convey, transfer, encumber or otherwise affect not only the unit but also the Common Elements appurtenant thereto.

5. Revocation of Fourth Supplement to the Condominium Declaration. Declarant revokes and declares void the Fourth Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums recorded November 9, 1995 under Reception Number 503042.

6. 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 Restated Fourth Supplement to the Condominium Declaration unless 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<sup>th</sup> day of November, 1995.

DECLARANT: LAKE FOREST LIMITED LIABILITY COMPANY,  
A Colorado limited liability company.


By:   
Robert R. Fulton

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF SUMMIT )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of November, 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 June 14, 1999

 Michael P. ...  
Notary Public

**Allocated Interest**

The Allocated interest in the Con- Project contains 45 two bedroom units. contain bathroom facilities and square feet. Declarant has determined that a 1000 sq ft unit is approximately 7% greater than a two bedroom unit is 01328 and the alloca

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

**UNIT NUMBER**

- 101C
- 102C
- 103C
- 104C
- 201C
- 202C
- 203C
- 204C
- 301C
- 302C
- 303C
- 304C
- 101D
- 102D
- 103D
- 104D
- 201D
- 202D
- 203D

**Exhibit 1  
Allocated Interests for Lake Forest Condominiums**

The Allocated interest in the Common Elements have been calculated as follows. The Project contains 45 two bedroom units and 28 two bedroom plus loft units. The loft units contain bathroom facilities and square feet in excess of those in the two bedroom units. Declarant has determined that a loft unit's allocation of the Common Expense Liability should be approximately 77% greater than a two bedroom unit. Accordingly, the allocated interest for each 2 bedroom unit is .01328 and the allocated interest for each loft unit is .01437.

The undivided interest in the Common Elements and Common Expense Liability appurtenant to each unit is set forth below.

UNIT NUMBER	ALLOCATED INTEREST
101C	0.01328
102C	0.01328
103C	0.01328
104C	0.01328
201C	0.01328
202C	0.01328
203C	0.01328
204C	0.01328
301C	0.01437
302C	0.01437
303C	0.01437
304C	0.01437
101D	0.01328
102D	0.01328
103D	0.01328
104D	0.01328
201D	0.01328
202D	0.01328
203D	0.01328

204D  
301D  
302D  
303D  
304D  
101B  
102B  
103B  
104B  
201B  
202B  
203B  
204B  
301B  
302B  
303B  
304B  
101A  
102A  
103A  
104A  
201A  
202A  
203A  
204A  
301A  
302A  
303A

304A	0 01437
1600A	0 01328
201E	0 01328
202I	0 01328
203I	0 01328
204I	0 01328
205F	0 01328
206F	0 01328
301I	0 01437
302F	0 01437
303E	0 01437
304F	0 01437
305E	0 01437
306E	0 01437
201F	0 01328
202F	0 01328
203F	0 01328
204F	0 01328
205F	0 01328
206F	0 01328
301F	0 01437
302F	0 01437
303F	0 01437
304F	0 01437
305F	0 01437
306F	0 01437
	0.90996

De 5<sup>th</sup>

LONDOFF-LA  
St Charles Rock Rd . .  
Hundred Dollars and No  
LAVERY, with an ad  
property

Condominium Unit  
Silverthorne, Summit  
20, 1983 under receipt  
subject to the Decla  
reception no. 259719 a  
Colorado records

with all its appurtenan

- 1 - Distribution ut
- 2 Inclusion of th
- 3 Building and /
- 4 Real property
- 5 Right of the pr  
same be found  
ditches or car  
States patent
- 6 Dedications, c  
August 24 19
- 7 Covenants, c  
forfeiture or  
at page 480 t
- 8 Terms, cond  
Condominiu  
August 16, 19  
1983 under n  
no 329800, i  
329801, and
- 9 Dedications.  
Condominiu  
December 2
- 10 Terms, con  
1983 under
- 11 Terms, cond  
1983 under
- 12 Terms, con  
1986 under

SIGNED this

LONDOFF-LA

By: Donna J. L  
Tamara L. Gill  
By: Thomas C  
Tamara L. Gil

3/6 00

(1)

**FIFTH 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 Fifth 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**

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 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.

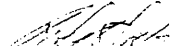
B The Declaration at Article XVIII, Sections 18.1 expressly reserves the right to Declarant to reallocate any portion of the Expansion Property subject of the Declaration without the consent of the existing Owners or Mortgagees, the Third Supplemental Condominium Map of Buildings E and F at Note 5 expressly reserves to the Declarant the right to convert garages G-1 through G-6 from Expansion Property to Limited Common Elements appurtenant to a Unit

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

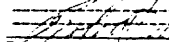
NOW THEREFORE, Declarant and the Association supplement the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Forest Condominiums as follows:

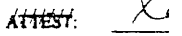
1. Convert the Third Supplemental Common Element and
2. Convert garage designated as B is an appurtenance to U
3. Convert the Third Supplemental Common Element and
4. Sale of Owners and upon such substantially in the form
5. Copy and G-6 to the Association maintenance of the Project

DECLARANT:

  
By: Robert R. Fulton

LAKE FOREST CON  
Colorado nonprofit corp

  
By:  
Title:

ATTEST:  
  
Secretary  
By: K

COT

524525 1996-04-19 16:22 1Pg Exempt  
Doris L Br-11 - Summit County Recorder

524534 1996-09-26 13:03 1Pg 1 98d  
Doris L Br-11 - Summit County Recorder

524535 1996-09-26 13:08 3Pg  
Doris L Br-11 - Summit County Recorder

908 658 3757 P. 02/04

5

204D	0 01328
301D	0 01437
302D	0 01437
303D	0 01437
304D	0 01437
101B	0 01328
102B	0 01328
103B	0 01328
104B	0 01328
201B	0 01328
202B	0 01328
203B	0 01328
204B	0 01328
301B	0 01437
302B	0 01437
303B	0 01437
304B	0 01437
101A	0 01328
102A	0 01328
103A	0 01328
104A	0 01328
201A	0 01328
202A	0 01328
203A	0 01328
204A	0 01328
301A	0 01437
302A	0 01437
303A	0 01437

304A
1600A
201E
202E
203E
204E
205E
206E
301E
302E
303E
304E
305E
306E
201F
202F
203F
204F
205F
206F
301F
302F
303F
304F
305F
306F

**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. Conversion of Limited Common Element Garage 201-F to Unit 202-F. 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. Conversion of Limited Common Element Garage 202-F to 201-F. 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

James R. Hayes

By: ~~Robert R. Fulton~~ James R. Hayes

LAKE FOREST CONDOMINIUM ASSOCIATION, a  
Colorado nonprofit corporation

Kenneth Outwater

By: Kenneth Outwater

Title: SECRETARY

STATE OF COLORADO )  
 ) SS  
COUNTY OF SUMMIT )

The foregoing instrument was acknowledged before me this 21st day of Oct, 1996 by ~~Robert R. Fulton~~ as Manager for Lake Forest Limited Liability Company, a Colorado limited liability company. JAMES R HAYES

Witness my hand and official seal.

My Commission Expires: Sept 7, 1997

Robert R. Fulton  
Notary Public

STATE OF COLORADO )  
 ) SS  
COUNTY OF SUMMIT )

The foregoing instrument was acknowledged before me this 21st day of October, 1996 by Kenneth Outwater as Secretary of the Lake Forest Condominium Association.

Witness my hand and official seal.

My Commission Expires: Sept 7, 1997

Robert R. Fulton  
Notary Public



**REALLOCATION OF LIMITED COMMON ELEMENT GARAGES  
BETWEEN UNITS 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 Number 492785.
- B. Edwin A. Gass and Louise R. Gass 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 Condominium Map of the Project.
- C. The Association may reallocate Limited Common Elements between Units pursuant to C.R.S. §38-33.3.
- D. The Owners and the Association now desire to authorize the reallocation of two Limited Common Element Garages

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

- Conversion of Limited Common Element Garage 201-A to Unit 301-A. The garage designated as 201-A in the Second Supplemental Condominium Map of Lake Forest Condominiums Building A is an appurtenance to Unit 301-A.
- Conversion of Limited Common Element Garage 301-A to 201-A. The garage designated as 301-A in the Second Supplemental Condominium Map of Lake Forest Condominiums Building A is an appurtenance to Unit 201-A.
- Future Conveyances. Future conveyance of any Unit in the Lake Forest Condominium Project will automatically include, without further reference, the Limited Common Element garage appurtenant to the Unit.
- Costs. 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.

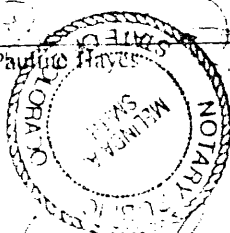
OWNERS

By: Edwin A. Gass

By: Louise R. Gass

John H. Hayes III  
By: John H. Hayes, III

C. Pauline Hayes  
By: C. Pauline Hayes



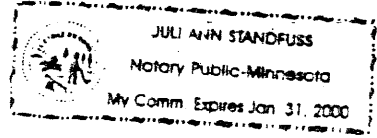
LAKE FOREST CONDOMINIUM ASSOCIATION  
a Colorado nonprofit corporation

By Kenneth Outwater  
Title Secretary

STATE OF COLORADO )  
County of Summit ) ss.

The foregoing instrument was acknowledged before me this 14th day of July, 1998 by Edwin A. Gass and Louise R. Gass.

My Commission Expires: Jan 31, 2000  
Juli Ann Standfuss  
Notary Public



STATE OF COLORADO )  
County of Summit ) ss.

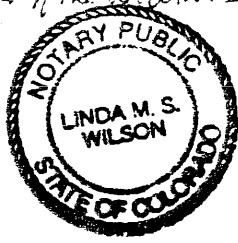
The foregoing instrument was acknowledged before me this 7 day of July, 1998 by John H. Hayes, III and C. Pauline Hayes.

My Commission Expires: Jan 31, 2000  
Juli Ann Standfuss  
Notary Public

STATE OF COLORADO )  
COUNTY OF SUMMIT ) ss.

The foregoing instrument was acknowledged before me this 27th day of November, 1998 by Kenneth Outwater as Secretary of the Lake Forest Condominium Association and Member of the Executive Board

Witness my hand and official seal  
My Commission Expires: 6-14-2000  
Linda M. S. Wilson  
Notary Public



REALLOCATION OF LIMITED COMMON ELEMENT GARAGES  
BETWEEN UNITS 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. Gass 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 Condominium Map of the Project.


C. The Association may reallocate Limited Common Elements between Units pursuant to C.F.S. §38-33.3-208.

D. The Owners and the Association now desire to authorize the reallocation of two Limited 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 designated 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 A is an appurtenance to Unit 201-A.
3. Future Conveyances. Future conveyance of any Unit in the Lake Forest Condominium Project will automatically include, without further reference, the Limited Common Element garage appurtenant to the Unit.
4. Costs. 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

  
By: Louise R. Gass

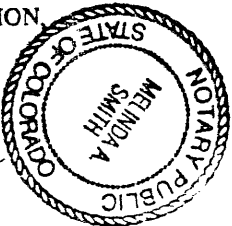
583699 1997-12-09 12:48 2pg  
Cheri Bruvard - Summit County Recorder

John H. Hayes, III  
By: John H. Hayes, III

C. Pauline Hayes  
By: C. Pauline Hayes

LAKE FOREST CONDOMINIUM ASSOCIATION  
a Colorado non-profit corporation

Kenneth Outwater  
By: Kenneth Outwater  
Title: Regional Representative  
of the Board of Directors  
of the Minnesota  
STATE OF COLORADO

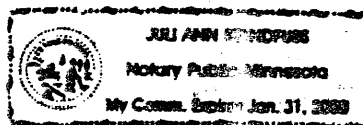


County of Summit Rice ss.

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of February, 1997, 1996 by Edwin A. Gass and Louise R. Gass.

My Commission expires: Jan 31, 2000

Juli Ann Standrup  
Notary Public



STATE OF COLORADO )  
  ) ss.  
County of Summit )

The foregoing instrument was acknowledged before me this 7 day of Jan, 1997, 1996 by John H. Hayes, III and C. Pauline Hayes.

My Commission expires: 11-8-98

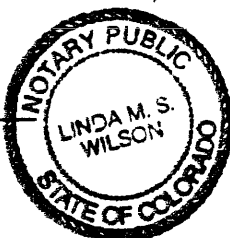
[Signature]  
Notary Public

STATE OF COLORADO )  
  ) ss.  
COUNTY OF SUMMIT )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of November, 1997, 1996 by Kenneth Outwater as Regional Representative of the Lake Forest Condominium Association, and a member of the Executive Board

Witness my hand and official seal.

My Commission Expires: 6-14-2000  
Linda M. S. Wilson  
Notary Public



TO:  
In a  
pro  
pro  
Tot  
Act  
ALI  
DE  
SEI  
NC  
Ac  
AU  
Sub  
NC  
Tra  
lier  
Tab  
UTD  
(R-01)

Recorded 9-21-93

# 573165

11  
Dec 1.60  
93-446R

**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**

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 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:





00-34LL  
1500

**EIGHTH SUPPLEMENT TO THE DECLARATION  
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**

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 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.

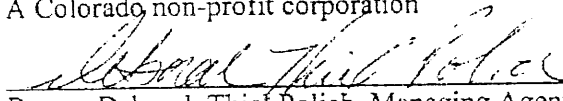
B. Mark A. Novak and Kathleen J. Bennett as the Owners of Unit 102 C desire to convey, and Applewood Trust through Dennis O'Neal as Trustee, Owner of Unit 303 D, desires to receive the exclusive use of Limited Common Element Garages G2 and G3 (collectively the "Owners").

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:

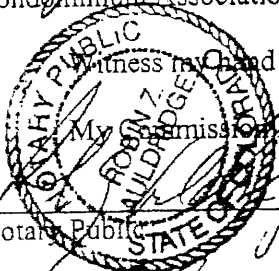
1. Conversion of Garage G-2 and G-3 to Unit 303 D. The garages designated as LCE G-2 and LCE G-3 on the Third Supplemental Condominium Map of Buildings E and F are converted to Limited Common Elements and are appurtenant to Unit 303 D.

LAKE FOREST CONDOMINIUM ASSOCIATION,  
A Colorado non-profit corporation


  
By: Deborah Thiel Polich, Managing Agent


STATE OF COLORADO     )  
   ) ss  
COUNTY OF SUMMIT     )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2000 by Deborah Thiel Polich, Managing Agent for the Lake Forest Condominium Association, a Colorado non-profit corporation.



Witness my hand and official seal.  
My Commission Expires: 9/10/2001

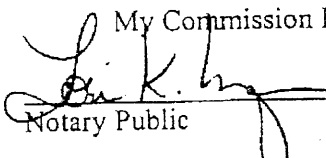
  
By: Mark A. Novak

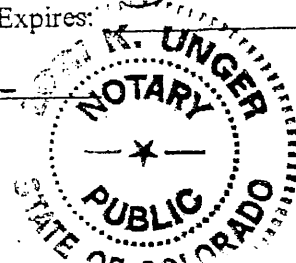
  
By: Kathleen J. Bennett

STATE OF COLORADO     )  
   ) ss  
COUNTY OF SUMMIT     )

The foregoing instrument was acknowledged before me this 26 day of May, 2000 by Mark A. Novak and Kathleen J. Bennett.

Witness my hand and official seal. My commission expires January 15, 2002

  
Notary Public





APPLEWOOD TRUST

Dennis O'Neal  
Dennis O'Neal, Trustee

STATE OF Penn )  
COUNTY OF Chester ) ss

The foregoing instrument was acknowledged before me this 21 day of July, 2000 by Dennis O'Neal as Trustee for the Applewood Trust.

Witness my hand and official seal.

My Commission Expires:

Henry Francis Schnatz  
Notary Public

Notarial Seal  
Henry Francis Schnatz, Notary Public  
West Whiteland Twp., Chester County  
My Commission Expires July 20, 2002  
Member, Pennsylvania Association of Notaries



FRISCO  
PSP Amt 460.00 75  
Received from Central Bank  
Date 5-20-00  
Transmission Rec'd  
by [Signature]

FMARK\LAKEFORE\STHAMEND.WPD

6  
93-446K

Colorado  
# 573166 8/21/98

**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 and the Trustee accepts such special declarant rights.

**LAKE FOREST LIMITED LIABILITY COMPANY,**  
a Colorado limited liability company

Kathryn J. Law  
By: \_\_\_\_\_  
Title: Manager

**RICHMOND & NEILEY, L.L.C. as Trustee**

Mark Richmond  
By: Mark Richmond, Manager

STATE OF COLORADO )  
 ) ss.  
County of Summit )

The foregoing was acknowledged before me this 30th day of DECEMBER, 1996 by KATHRYN J. LAW as Manager for Lake Forest Limited Liability Company, a Colorado limited liability company.

My Commission Expires: 6-14-2000

Linda M. Wilson  
Notary Public

STATE OF COLORADO )  
 ) ss.  
County of Summit )

The foregoing was acknowledged before me this 30th day of DECEMBER, 1996 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.

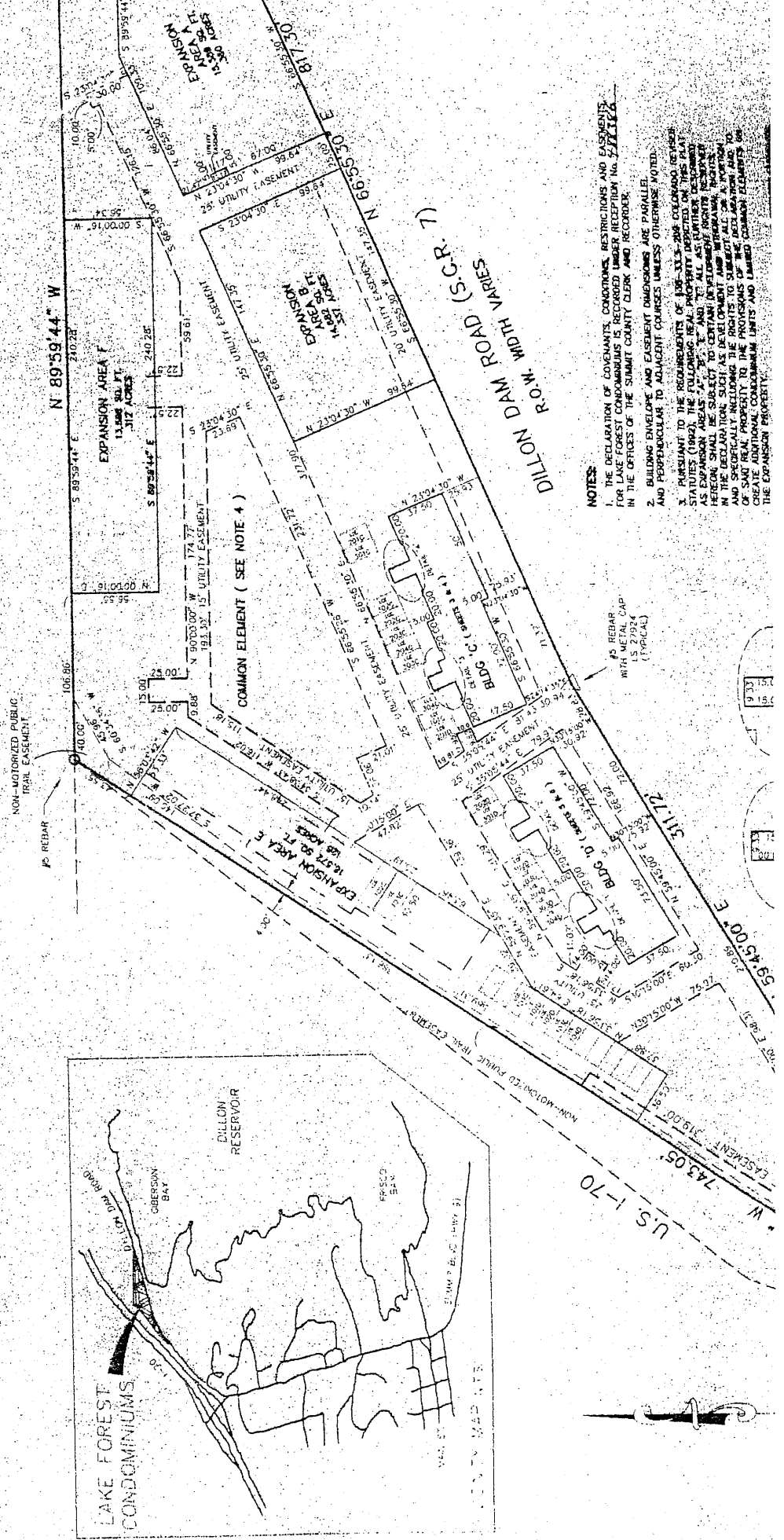
My Commission Expires: 6-14-2000

Linda M. Wilson  
Notary Public

# A CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS

BUILDINGS C & D  
S. 23, T. 5 S., R. 78 W OF THE 6th P.M.  
TOWN OF FRISCO  
SUMMIT COUNTY, COLORADO

ARAPAHO NATIONAL FOREST



- NOTES:**
1. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKE FOREST CONDOMINIUMS IS RECORDED UNDER RECEIPTION No. 577112 IN THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.
  2. BUILDING ENVELOPE AND EASEMENT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ADJACENT CURVES UNLESS OTHERWISE NOTED.
  3. PURSUANT TO THE REQUIREMENTS OF 136-313-206 COLORADO CONDOMINIUM STATUTES (1992), THE FOLLOWING REAL PROPERTY DEPARTMENT RECORDS AS EXPANSION AREAS "A", "B", "C", "D", "E" AND "F" ALL ARE SUBJECT TO THE PROVISIONS OF THIS DECLARATION AND THE CONDOMINIUM ACT. THE RIGHTS TO THESE AREAS AND TO THE COMMON ELEMENTS SHALL BE SUBJECT TO THE PROVISIONS OF THIS DECLARATION AND TO THE PROVISIONS OF THE CONDOMINIUM ACT AND TO THE PROVISIONS OF THE CONDOMINIUM ACT AND TO THE PROVISIONS OF THE CONDOMINIUM ACT AND TO THE PROVISIONS OF THE CONDOMINIUM ACT.

**OWNER'S CERTIFICATE**

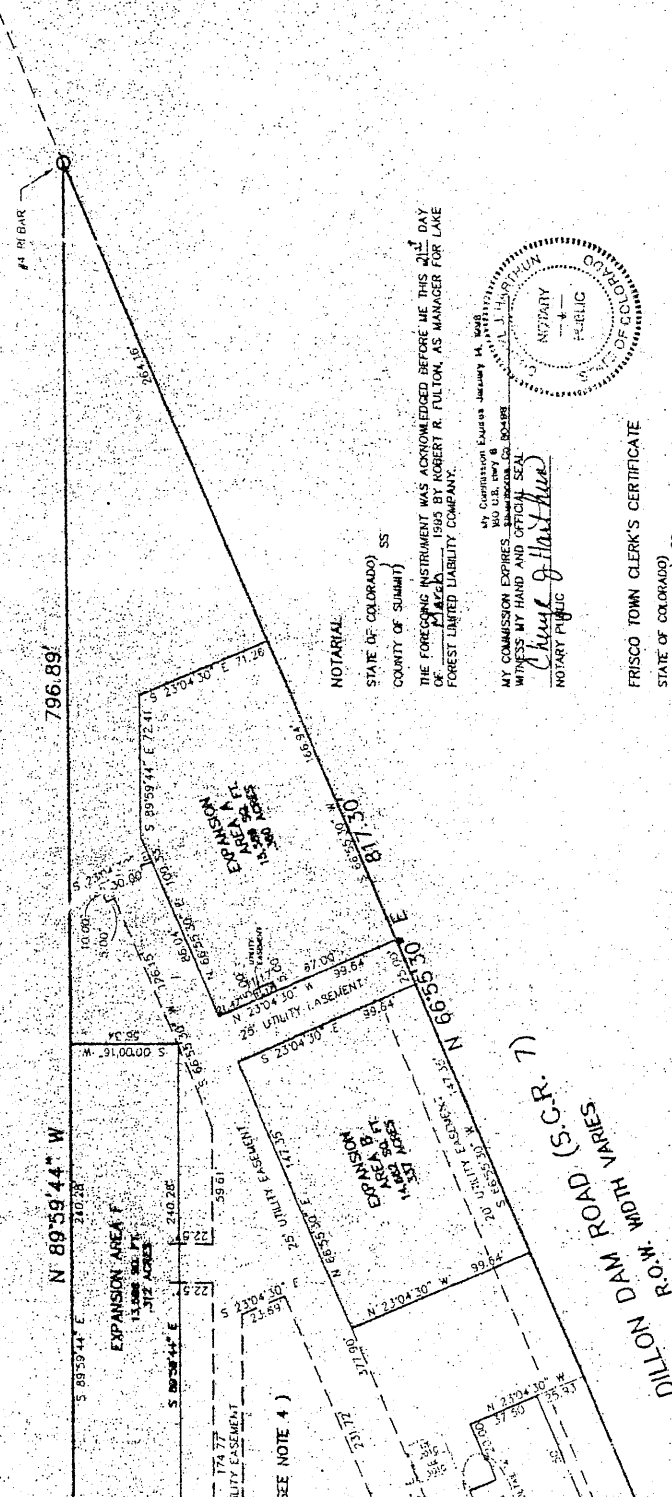
KNOW ALL MEN BY THESE PRESENTS THAT LAKE FOREST LIMITED, a limited liability company being the owner of the land described as follows:

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILLON DAM ROAD (S.C.R. 7) WHENCE THE SOUTHWESTERLY CORNER OF SAID SECTION 23 BEARS S 00°04'30" E 732.62 FEET DISTANT; THENCE 188.78 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 93°51'29" A RADIUS OF 1200.82 FEET AND A CHORD WHICH BEARS N 54°59'53" E 188.37 FEET DISTANT; THENCE N 59°49'00" E 311.72 FEET; THENCE N 68°55'30" E 817.30 FEET; THENCE N 68°59'44" W 798.89 FEET; THENCE S 33°56'18" E 43.35 FEET; THENCE TO THE RIGHT WITH AN INTERIOR ANGLE OF 02°13'44" A RADIUS OF 1200.82 FEET AND A CHORD WHICH BEARS N 49°27'18" E 47.50 FEET TO THE POINT OF BEGINNING. THE FOLLOWING FOUR PARCELS ARE INITIALLY DESIGNATED AS COMMON AREA, BUT ARE SUBJECT TO DEVELOPMENT RIGHTS AS PROVIDED IN THE DECLARATION.

**ARAPAHO NATIONAL FOREST**



CONTAINING 15,889 sq. ft.  
0.360 acres MORE OR LESS.

**LEGAL DESCRIPTION EXPANSION AREA 'F'**

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILLON DAM ROAD (S.C.R. 7) WHENCE THE SOUTHWESTERLY CORNER OF SAID SECTION 23 BEARS S 00°04'30" E 732.62 FEET DISTANT; THENCE 188.78 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 93°51'29" A RADIUS OF 1200.82 FEET AND A CHORD WHICH BEARS N 54°59'53" E 188.37 FEET DISTANT; THENCE N 59°49'00" E 311.72 FEET; THENCE N 68°55'30" E 817.30 FEET; THENCE N 68°59'44" W 798.89 FEET; THENCE S 33°56'18" E 43.35 FEET; THENCE TO THE POINT OF BEGINNING.

CONTAINING 14,882 sq. ft.  
0.337 acres MORE OR LESS.

**LEGAL DESCRIPTION EXPANSION AREA 'E'**

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILLON DAM ROAD (S.C.R. 7) WHENCE THE SOUTHWESTERLY CORNER OF SAID SECTION 23 BEARS S 00°04'30" E 732.62 FEET DISTANT; THENCE 188.78 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 93°51'29" A RADIUS OF 1200.82 FEET AND A CHORD WHICH BEARS N 54°59'53" E 188.37 FEET DISTANT; THENCE N 59°49'00" E 311.72 FEET; THENCE N 68°55'30" E 817.30 FEET; THENCE N 68°59'44" W 798.89 FEET; THENCE S 33°56'18" E 43.35 FEET; THENCE TO THE POINT OF BEGINNING.

CONTAINING 16,572 sq. ft.  
0.428 acres MORE OR LESS.

**LEGAL DESCRIPTION EXPANSION AREA 'H'**

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILLON DAM ROAD (S.C.R. 7) WHENCE THE SOUTHWESTERLY CORNER OF SAID SECTION 23 BEARS S 00°04'30" E 732.62 FEET DISTANT; THENCE 188.78 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 93°51'29" A RADIUS OF 1200.82 FEET AND A CHORD WHICH BEARS N 54°59'53" E 188.37 FEET DISTANT; THENCE N 59°49'00" E 311.72 FEET; THENCE N 68°55'30" E 817.30 FEET; THENCE N 68°59'44" W 798.89 FEET; THENCE S 33°56'18" E 43.35 FEET; THENCE TO THE POINT OF BEGINNING.

CONTAINING 16,572 sq. ft.  
0.428 acres MORE OR LESS.

**LEGAL DESCRIPTION EXPANSION AREA 'G'**

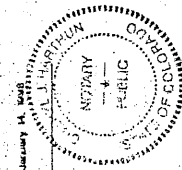
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILLON DAM ROAD (S.C.R. 7) WHENCE THE SOUTHWESTERLY CORNER OF SAID SECTION 23 BEARS S 00°04'30" E 732.62 FEET DISTANT; THENCE 188.78 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 93°51'29" A RADIUS OF 1200.82 FEET AND A CHORD WHICH BEARS N 54°59'53" E 188.37 FEET DISTANT; THENCE N 59°49'00" E 311.72 FEET; THENCE N 68°55'30" E 817.30 FEET; THENCE N 68°59'44" W 798.89 FEET; THENCE S 33°56'18" E 43.35 FEET; THENCE TO THE POINT OF BEGINNING.

CONTAINING 16,572 sq. ft.  
0.428 acres MORE OR LESS.

NOTARIAL  
STATE OF COLORADO) SS  
COUNTY OF SUMMIT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF FEBRUARY 2008 BY ROBERT R. FULLON, AS MANAGER FOR LAKE FOREST LIMITED LIABILITY COMPANY.



My Commission Expires January 14, 2011  
I, Cheryl D. Hartman, Notary Public, do hereby certify that this instrument was filed in my office on this 31st day of February, 2008.

FRISCO TOWN CLERK'S CERTIFICATE  
STATE OF COLORADO) SS  
COUNTY OF SUMMIT)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1995.

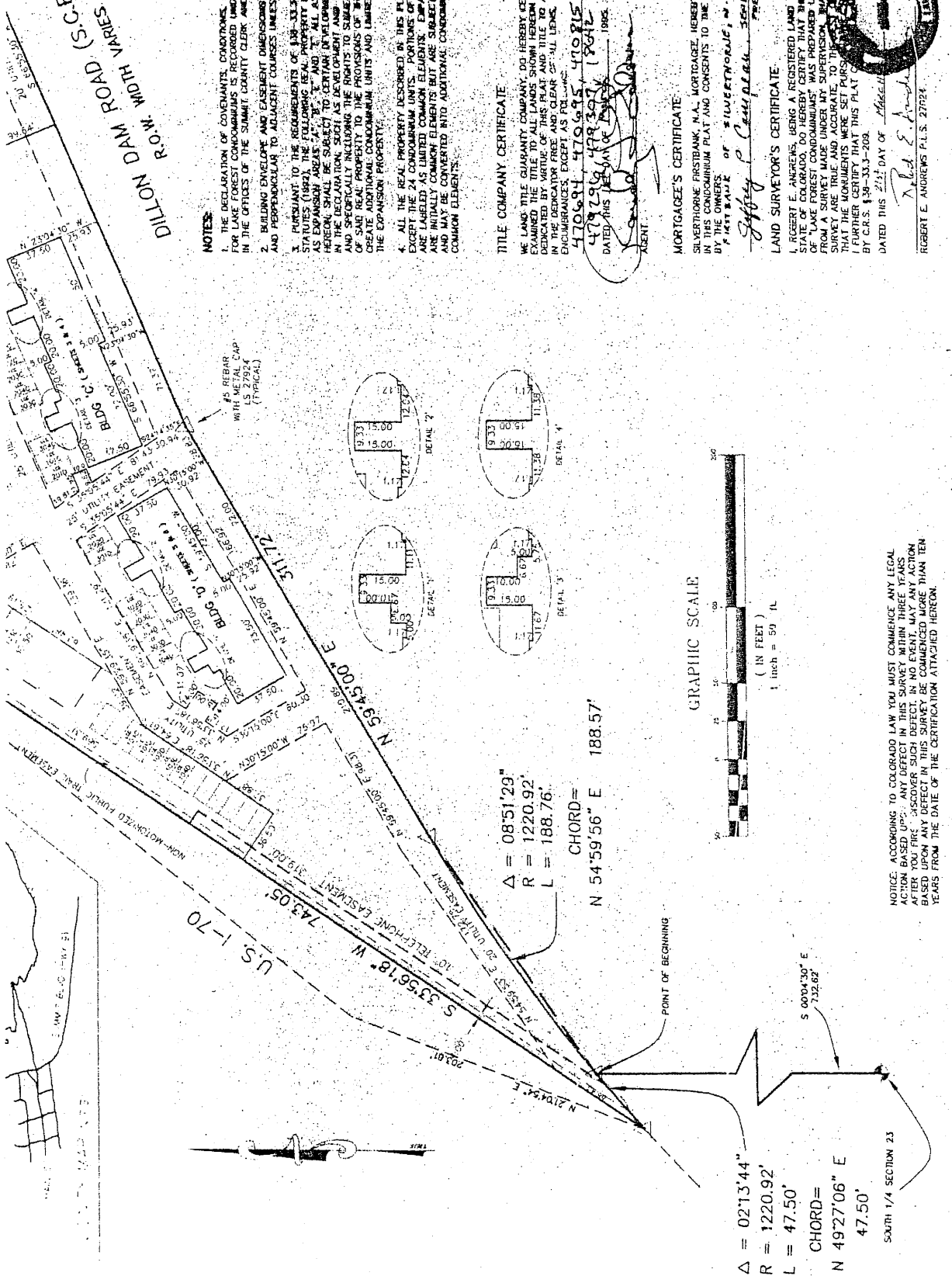
TOWN CLERK

**TOWN OF FRISCO PLANNING COMMISSION APPROVAL**

THE PLANNING COMMISSION OF FRISCO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING HELD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1995.

*Cheryl D. Hartman*  
CLERKMAN

- NOTES:**
- THE DECLARATION OF GOVERNANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE COMMON ELEMENTS OF THIS SUBDIVISION ARE FILED FOR RECORD IN THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.
  - BUILDING ENVELOPE AND EASEMENT DIMENSIONS ARE PARALLEL, AND PERPENDICULAR TO ADJACENT COURSES UNLESS OTHERWISE NOTED.
  - IN ACCORDANCE WITH THE REQUIREMENTS OF 199-33-3-208 COLORADO REVISED STATUTES (1992), THE FOLLOWING REAL PROPERTY DESCRIBED ON THIS PLAT AS EXPANSION AREAS "A", "B", "C", "E", "F", "G", "H" AND "I" ALL AS FURTHER DESCRIBED HEREON, SHALL BE SUBJECT TO CERTAIN DEVELOPMENT RIGHTS RESERVED IN THE DECLARATION, SUCH AS DEVELOPMENT AND WITHDRAWAL RIGHTS AND SPECIFICALLY INCLUDING THE RIGHTS TO SUBMITTELL ON A COMMON PLAN AND TO CONVEY TO OTHERS THE RIGHTS TO DEVELOP AND CONVEY TO OTHERS THE COMMON ELEMENTS ON THE EXPANSION PROPERTY.
  - ALL THE REAL PROPERTY DESCRIBED IN THIS PLAT IS COMMON ELEMENTS EXCEPT THE 24 CONDOMINIUM UNITS. PORTIONS OF THE COMMON ELEMENTS AND F ARE LABELED AS LIMITED COMMON ELEMENTS EMPLOYED TO DEVELOPMENT RIGHTS AND MAY BE CONVERTED INTO ADDITIONAL CONDOMINIUM UNITS AND LIMITED.



**NOTES:**  
 1. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKE FOREST CONDOMINIUM IS RECORDED UNDER RECEPTION NO. 57172 IN THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.  
 2. BUILDING ENVELOPE AND EASEMENT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ADJACENT CORSE UNLESS OTHERWISE NOTED.  
 3. PURSUANT TO THE REQUIREMENTS OF 139-33.3-201 COLORADO REVISOR STATUTES (1992), THE FOLLOWING REAL PROPERTY DEPICTED ON THIS PLAT AS EXPANSION AREAS "A", "B", "C" AND "D" ALL AS FURTHER DESCRIBED HEREIN, SHALL BE SUBJECT TO CERTAIN DEVELOPMENT RIGHTS AS SET FORTH IN THE DECLARATION, REGARDLESS OF THE RIGHTS TO SUBJECT ALL OR A PORTION OF SAID REAL PROPERTY TO THE PROVISIONS OF THE DECLARATION AND TO CREATE ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS ON THE EXPANSION PROPERTY.  
 4. ALL THE REAL PROPERTY DESCRIBED IN THIS PLAT IS COMMON ELEMENTS EXCEPT THE 24 CONDOMINIUM UNITS AND COMMON ELEMENTS. THE OWNERS ARE INITIALLY COMMON ELEMENTS BUT ARE SUBJECT TO DEVELOPMENT RIGHTS AND MAY BE CONVERTED INTO ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS.

**TITLE COMPANY CERTIFICATE**

WE, LANS TITLE GUARANTY COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREBY DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS ENCUMBERED, EXCEPT AS FOLLOWING:  
 470,795 470,795 470,795 470,795 470,795 470,795  
 DATED THIS 15th DAY OF MARCH 1995.

470,795 470,795 470,795 470,795 470,795 470,795  
 DATED THIS 15th DAY OF MARCH 1995.

**MORTGAGEE'S CERTIFICATE**

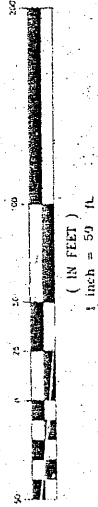
STATE OF COLORADO  
 SILVERTHORPE FIRSTBANK N.A., MORTGAGEE, HEREBY CONSENTS AND CONSENTS TO THE DEDICATION MADE IN THIS PLAT AND SURVEY MADE BY THE SURVEYOR AND BY THE OWNERS OF SILVERTHORPE, N.A. BY JEFFREY P. CAMPBELL, SENIOR VICE PRESIDENT. MY COMMISSION EXPIRES: 11/15/95  
 WITNESS MY HAND & SEAL  
 Jeffrey P. Campbell

**LAND SURVEYOR'S CERTIFICATE**

I, ROBERT E. ANDREWS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF "LAKE FOREST CONDOMINIUMS" WAS PREPARED UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION AND MY KNOWLEDGE AND THAT THE MONUMENTS WERE SET PURSUANT TO THE REQUIREMENTS OF C.R.S. 139-33.3-209. I FURTHER CERTIFY THAT THIS PLAT OF CONDOMINIUMS WAS PREPARED AND DATED THIS 21st DAY OF MARCH 1995.

ROBERT E. ANDREWS P.L.S. 27924

**GRAPHIC SCALE**



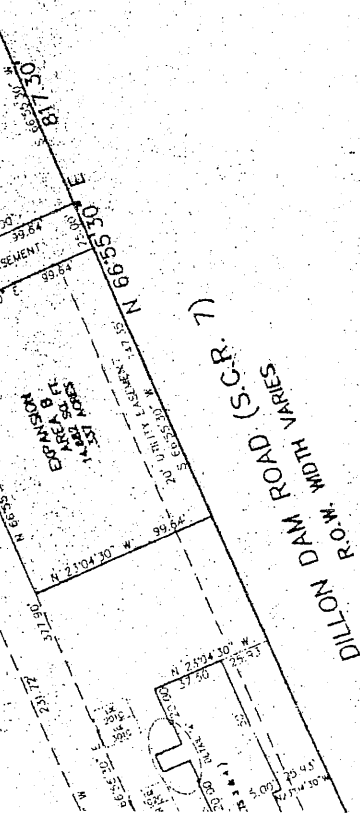
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION ATTACHED HEREON.

$\Delta = 0213'44''$   
 $R = 1220.92'$   
 $L = 47.50'$   
 CHORD=  
 $N 49^{\circ}27'06'' E$   
 $47.50'$

SOUTH 1/4 SECTION 23

$\Delta = 08^{\circ}51'29''$   
 $R = 1220.92'$   
 $L = 188.76'$   
 CHORD=  
 $N 54^{\circ}59'56'' E$   
 $188.57'$

$N 54^{\circ}59'56'' E$   
 $188.57'$

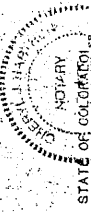


**NOTES:**

- THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKE FOREST CONDOMINIUMS IS RECORDED UNDER RECEPTION NO. 517122 IN THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.
- BUILDING ENVELOPE AND EASEMENT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ADJACENT COARSE UNLESS OTHERWISE NOTED.
- PURSUANT TO THE REQUIREMENTS OF 138-33.3-208 COLORADO REVISOR STATUTES (1982), THE FOLLOWING REAL PROPERTY IS BEING DESIGNATED AS EXPANSION AREAS SUBJECT TO CERTAIN DEVELOPMENT RIGHTS RESERVED IN THE DECLARATION, SUCH AS DEVELOPMENT AND WITHDRAWAL RIGHTS, AND SPECIFICALLY INCLUDING THE RIGHTS TO SUBMIT ALL OF A PORTION OF SAID REAL PROPERTY TO THE PROVISIONS OF THE DECLARATION AND TO CREATE ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS OF THE EXPANSION PROPERTY.
- ALL THE REAL PROPERTY DESCRIBED IN THIS PLAT IS COMMON ELEMENTS EXCEPT THE 24 CONDOMINIUM UNITS, PORTIONS OF THE COMMON ELEMENTS ARE LABELED AS LIMITED COMMON ELEMENTS. EXPANSION AREAS A, B, E AND F ARE INITIALLY COMMON ELEMENTS BUT ARE SUBJECT TO DEVELOPMENT RIGHTS AND MAY BE CONVERTED INTO ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS.

**TITLE COMPANY CERTIFICATE**

WE, LAND TITLE GUARANTY COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DENICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS ENCUMBERED EXCEPT AS TO CLEAR OF ALL TAXES, TAXES ARE: 470,299.47 470,995.47 470,815.12 474,616.47 479,295. DATED THIS 21st DAY OF MARCH 1985.



**MORTGAGEE'S CERTIFICATE**  
SILVERTHORPE FIRSTBANK, N.A., MORTGAGEE, HEREBY CONSENTS AND CONSENTS TO THE DEDICATION AND SUBDIVISION OF THE PROPERTY DESCRIBED IN THIS PLAT AND TO THE DEDICATION AND SUBDIVISION OF THE PROPERTY DESCRIBED IN THIS PLAT AND TO THE DEDICATION AND SUBDIVISION OF THE PROPERTY DESCRIBED IN THIS PLAT AND TO THE DEDICATION AND SUBDIVISION OF THE PROPERTY DESCRIBED IN THIS PLAT.

**LAND SURVEYOR'S CERTIFICATE**  
I, ROBERT E. ANDREWS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF "LAKE FOREST CONDOMINIUMS" WAS PREPARED UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION. THAT BOTH THE PLAT AND SURVEY ARE TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND THAT THE MONUMENTS WERE SET PURSUANT TO THE REQUIREMENTS OF THE COLORADO STATUTES. I FURTHER CERTIFY THAT THIS PLAT OF CONDOMINIUMS WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF C.R.S. 138-33.3-208.



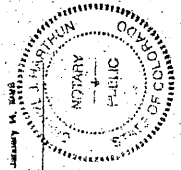
ROBERT E. ANDREWS P.L.S. 27024

**NOTARIAL**  
STATE OF COLORADO  
COUNTY OF SUMMIT

MY COMMISSION EXPIRES January 14, 1988  
NO U.S. DEPT. OF JUSTICE  
NOTARY PUBLIC  
Cheryl J. Hester

**FRISCO TOWN CLERK'S CERTIFICATE**  
STATE OF COLORADO  
COUNTY OF SUMMIT

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1985.



**TOWN OF FRISCO PLANNING COMMISSION APPROVAL**

THE PLANNING COMMISSION OF FRISCO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE CONDOMINIUM SUBDIVISION AT A MEETING OF SAID COMMISSION HELD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1985.

*Jody Luberman*  
CHAIRMAN

**APPROVAL BY THE TOWN COUNCIL**

THIS PLAT OF \_\_\_\_\_ IS APPROVED FOR FILING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1985. THE DEDICATION OF THE COMMON ELEMENTS AND SUBDIVISION OF THE LANDS SHOWN HAVE BEEN SATISFACTORILY COMPLETED TO THE TOWN'S SPECIFICATIONS BY THE SUBDIVIDER UPON WHICH SAID SATISFACTORY COMPLIANCE, THE TOWN COUNCIL OF THE TOWN OF FRISCO SHALL ADOPT A RESOLUTION ACCEPTING THE SAID DEDICATION OF PUBLIC WAYS AND DULY RECORD SUCH ACCEPTANCE.



BY: *[Signature]*  
TOWN CLERK

ATTEST: *[Signature]*

ROB ANDREWS LAND SURVEYING P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860	
CONDOMINIUM MAP	
LAKE FOREST CONDOMINIUMS BUILDINGS C & D TOWN OF FRISCO SUMMIT COUNTY, COLORADO	
DATE	3/21/85
SCALE	1" = 50'
SHEET	1 OF 6

LEGAL DESCRIPTION EXPANSION AREA "E"  
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILTON DAM ROAD (S.C.R.) 71 MILES SOUTH 1/4 CORNER OF SAID SECTION 23 BEARS S 00°04'20" E, 722.82 FEET DISTANT; THENCE S 88°38'00" E, 695.27 FEET; A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 09°51'28" A RADIUS OF 122.08 FEET THENCE N 89°51'28" E, 311.72 FEET; THENCE N 89°51'28" E, 817.38 FEET; THENCE N 09°51'28" E, 784.96 FEET; THENCE S 89°51'28" E, 43.55 FEET TO THE POINT OF BEGINNING; THENCE S 89°51'28" E, 43.55 FEET; THENCE S 37°54'48" W, 248.44 FEET; THENCE S 37°54'48" W, 310.59 FEET; THENCE S 33°26'10" E, 143.13 FEET; THENCE N 50°03'42" E, 208.20 FEET; THENCE N 33°26'10" E, 143.13 FEET TO THE POINT OF BEGINNING.  
CONTAINING 14.682 AC. OF LESS OR MORE OF LESS.

LEGAL DESCRIPTION EXPANSION AREA "F"  
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILTON DAM ROAD (S.C.R.) 71 MILES SOUTH 1/4 CORNER OF SAID SECTION 23 BEARS S 00°04'20" E, 722.82 FEET DISTANT; THENCE S 88°38'00" E, 695.27 FEET; A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 09°51'28" A RADIUS OF 122.08 FEET THENCE N 89°51'28" E, 311.72 FEET; THENCE N 89°51'28" E, 817.38 FEET; THENCE N 09°51'28" E, 784.96 FEET; THENCE S 89°51'28" E, 43.55 FEET TO THE POINT OF BEGINNING; THENCE S 89°51'28" E, 43.55 FEET; THENCE S 37°54'48" W, 248.44 FEET; THENCE S 37°54'48" W, 310.59 FEET; THENCE S 33°26'10" E, 143.13 FEET; THENCE N 50°03'42" E, 208.20 FEET; THENCE N 33°26'10" E, 143.13 FEET TO THE POINT OF BEGINNING.  
CONTAINING 14.682 AC. OF LESS OR MORE OF LESS.

LEGAL DESCRIPTION EXPANSION AREA "G"  
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILTON DAM ROAD (S.C.R.) 71 MILES SOUTH 1/4 CORNER OF SAID SECTION 23 BEARS S 00°04'20" E, 722.82 FEET DISTANT; THENCE S 88°38'00" E, 695.27 FEET; A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 09°51'28" A RADIUS OF 122.08 FEET THENCE N 89°51'28" E, 311.72 FEET; THENCE N 89°51'28" E, 817.38 FEET; THENCE N 09°51'28" E, 784.96 FEET; THENCE S 89°51'28" E, 43.55 FEET TO THE POINT OF BEGINNING; THENCE S 89°51'28" E, 43.55 FEET; THENCE S 37°54'48" W, 248.44 FEET; THENCE S 37°54'48" W, 310.59 FEET; THENCE S 33°26'10" E, 143.13 FEET; THENCE N 50°03'42" E, 208.20 FEET; THENCE N 33°26'10" E, 143.13 FEET TO THE POINT OF BEGINNING.  
CONTAINING 13.962 AC. OF LESS OR MORE OF LESS.

LEGAL DESCRIPTION EXPANSION AREA "H"  
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILTON DAM ROAD (S.C.R.) 71 MILES SOUTH 1/4 CORNER OF SAID SECTION 23 BEARS S 00°04'20" E, 722.82 FEET DISTANT; THENCE S 88°38'00" E, 695.27 FEET; A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 09°51'28" A RADIUS OF 122.08 FEET THENCE N 89°51'28" E, 311.72 FEET; THENCE N 89°51'28" E, 817.38 FEET; THENCE N 09°51'28" E, 784.96 FEET; THENCE S 89°51'28" E, 43.55 FEET TO THE POINT OF BEGINNING; THENCE S 89°51'28" E, 43.55 FEET; THENCE S 37°54'48" W, 248.44 FEET; THENCE S 37°54'48" W, 310.59 FEET; THENCE S 33°26'10" E, 143.13 FEET; THENCE N 50°03'42" E, 208.20 FEET; THENCE N 33°26'10" E, 143.13 FEET TO THE POINT OF BEGINNING.  
CONTAINING 13.962 AC. OF LESS OR MORE OF LESS.

LEGAL DESCRIPTION EXPANSION AREA "I"  
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILTON DAM ROAD (S.C.R.) 71 MILES SOUTH 1/4 CORNER OF SAID SECTION 23 BEARS S 00°04'20" E, 722.82 FEET DISTANT; THENCE S 88°38'00" E, 695.27 FEET; A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 09°51'28" A RADIUS OF 122.08 FEET THENCE N 89°51'28" E, 311.72 FEET; THENCE N 89°51'28" E, 817.38 FEET; THENCE N 09°51'28" E, 784.96 FEET; THENCE S 89°51'28" E, 43.55 FEET TO THE POINT OF BEGINNING; THENCE S 89°51'28" E, 43.55 FEET; THENCE S 37°54'48" W, 248.44 FEET; THENCE S 37°54'48" W, 310.59 FEET; THENCE S 33°26'10" E, 143.13 FEET; THENCE N 50°03'42" E, 208.20 FEET; THENCE N 33°26'10" E, 143.13 FEET TO THE POINT OF BEGINNING.  
CONTAINING 13.962 AC. OF LESS OR MORE OF LESS.

LEGAL DESCRIPTION EXPANSION AREA "J"  
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILTON DAM ROAD (S.C.R.) 71 MILES SOUTH 1/4 CORNER OF SAID SECTION 23 BEARS S 00°04'20" E, 722.82 FEET DISTANT; THENCE S 88°38'00" E, 695.27 FEET; A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 09°51'28" A RADIUS OF 122.08 FEET THENCE N 89°51'28" E, 311.72 FEET; THENCE N 89°51'28" E, 817.38 FEET; THENCE N 09°51'28" E, 784.96 FEET; THENCE S 89°51'28" E, 43.55 FEET TO THE POINT OF BEGINNING; THENCE S 89°51'28" E, 43.55 FEET; THENCE S 37°54'48" W, 248.44 FEET; THENCE S 37°54'48" W, 310.59 FEET; THENCE S 33°26'10" E, 143.13 FEET; THENCE N 50°03'42" E, 208.20 FEET; THENCE N 33°26'10" E, 143.13 FEET TO THE POINT OF BEGINNING.  
CONTAINING 13.962 AC. OF LESS OR MORE OF LESS.

LEGAL DESCRIPTION EXPANSION AREA "K"  
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILTON DAM ROAD (S.C.R.) 71 MILES SOUTH 1/4 CORNER OF SAID SECTION 23 BEARS S 00°04'20" E, 722.82 FEET DISTANT; THENCE S 88°38'00" E, 695.27 FEET; A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 09°51'28" A RADIUS OF 122.08 FEET THENCE N 89°51'28" E, 311.72 FEET; THENCE N 89°51'28" E, 817.38 FEET; THENCE N 09°51'28" E, 784.96 FEET; THENCE S 89°51'28" E, 43.55 FEET TO THE POINT OF BEGINNING; THENCE S 89°51'28" E, 43.55 FEET; THENCE S 37°54'48" W, 248.44 FEET; THENCE S 37°54'48" W, 310.59 FEET; THENCE S 33°26'10" E, 143.13 FEET; THENCE N 50°03'42" E, 208.20 FEET; THENCE N 33°26'10" E, 143.13 FEET TO THE POINT OF BEGINNING.  
CONTAINING 13.962 AC. OF LESS OR MORE OF LESS.

LEGAL DESCRIPTION EXPANSION AREA "L"  
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILTON DAM ROAD (S.C.R.) 71 MILES SOUTH 1/4 CORNER OF SAID SECTION 23 BEARS S 00°04'20" E, 722.82 FEET DISTANT; THENCE S 88°38'00" E, 695.27 FEET; A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 09°51'28" A RADIUS OF 122.08 FEET THENCE N 89°51'28" E, 311.72 FEET; THENCE N 89°51'28" E, 817.38 FEET; THENCE N 09°51'28" E, 784.96 FEET; THENCE S 89°51'28" E, 43.55 FEET TO THE POINT OF BEGINNING; THENCE S 89°51'28" E, 43.55 FEET; THENCE S 37°54'48" W, 248.44 FEET; THENCE S 37°54'48" W, 310.59 FEET; THENCE S 33°26'10" E, 143.13 FEET; THENCE N 50°03'42" E, 208.20 FEET; THENCE N 33°26'10" E, 143.13 FEET TO THE POINT OF BEGINNING.  
CONTAINING 13.962 AC. OF LESS OR MORE OF LESS.



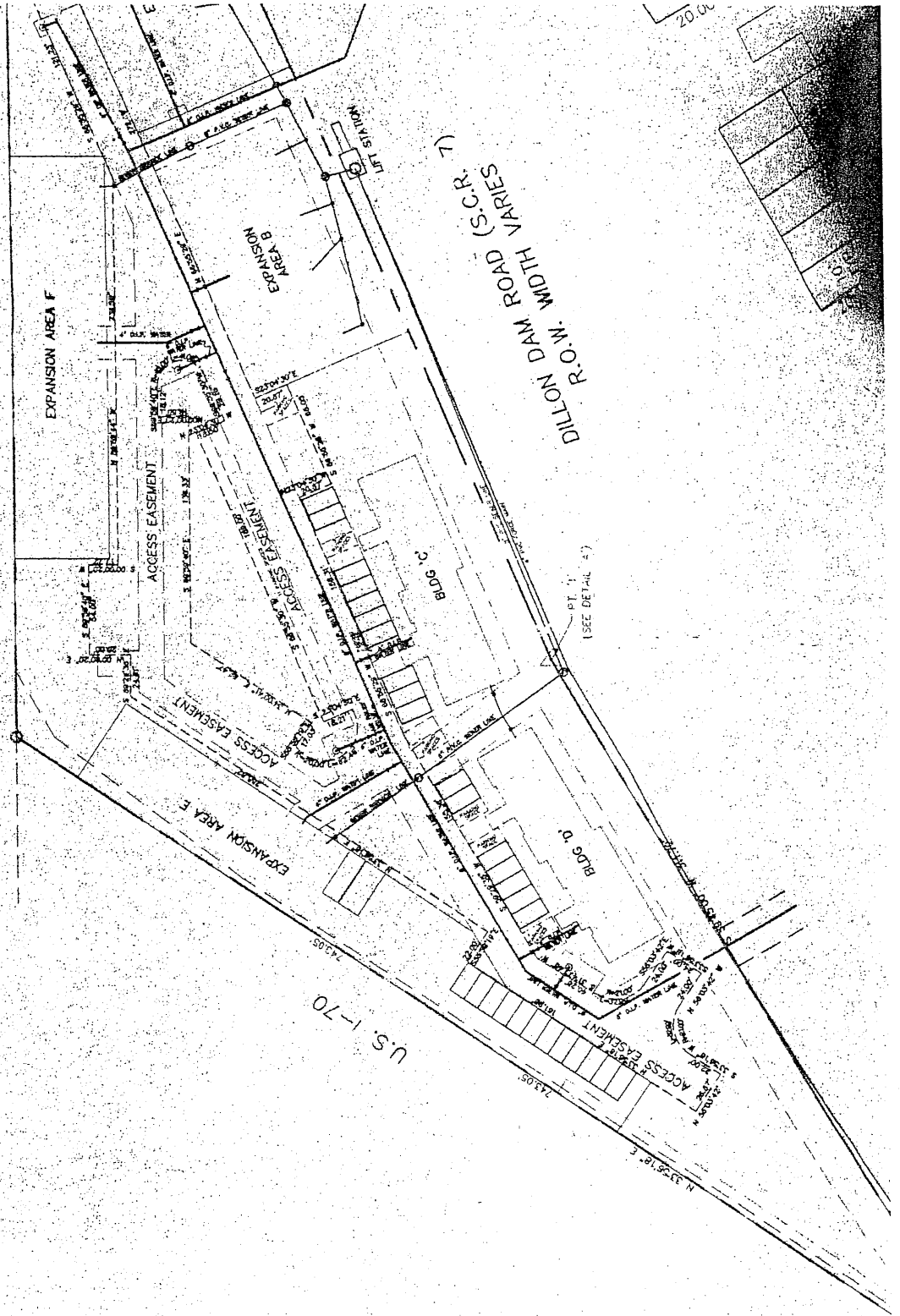
STATE OF COLORADO  
COUNTY OF SUMMIT

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1985.  
UNDER RECEPTION NO. 517122  
*[Signature]*  
TOWN CLERK AND RECORDER

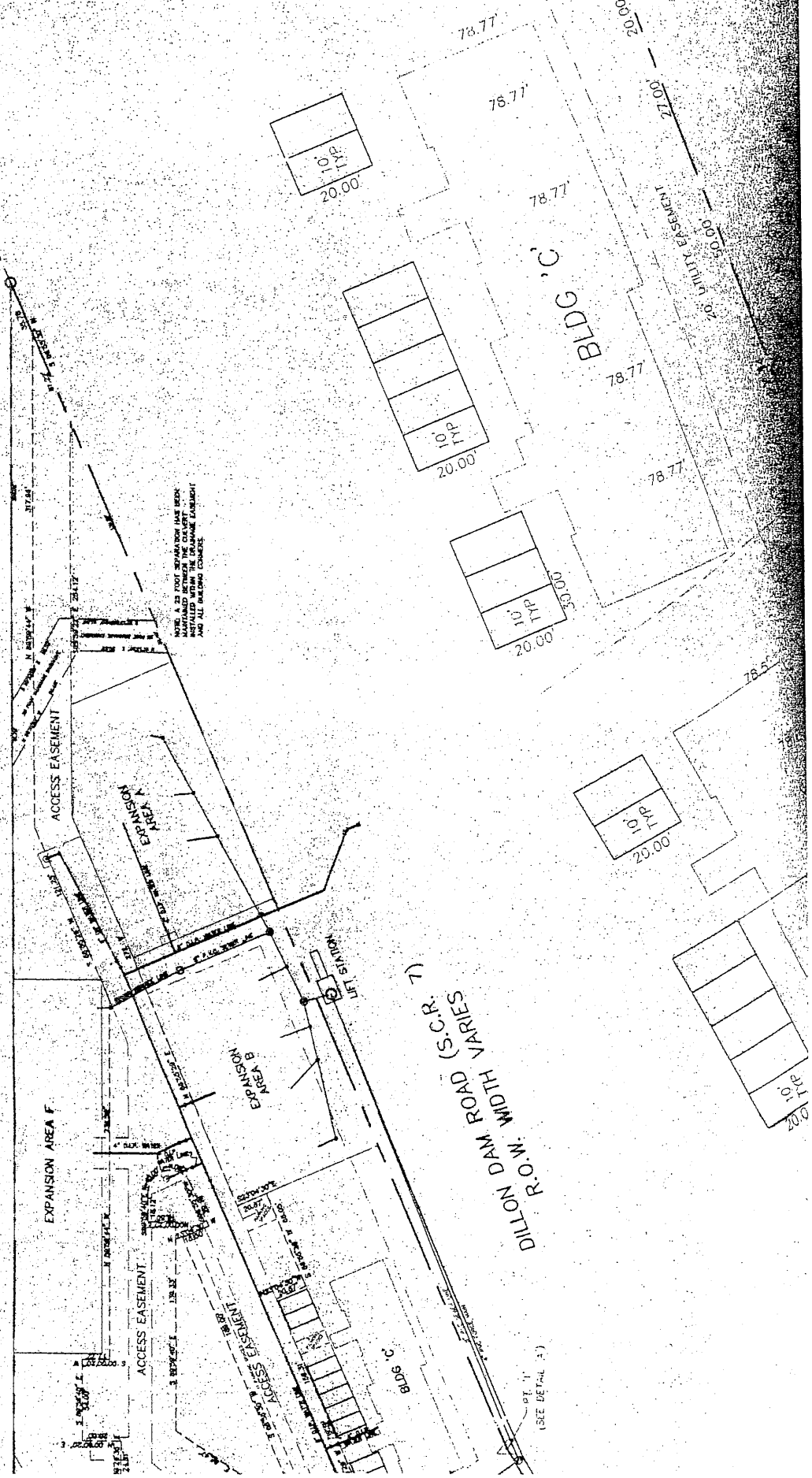
# A CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS

BUILDINGS C & D - ACCESS EASEMENTS,  
UTILITY AND FUTURE GARAGE LOCATIONS  
S. 23, T. 5 S., R. 78 W OF THE 6th P.M.  
TOWN OF FRISCO  
SUMMIT COUNTY, COLORADO

ARAPAHO NATIONAL FOREST

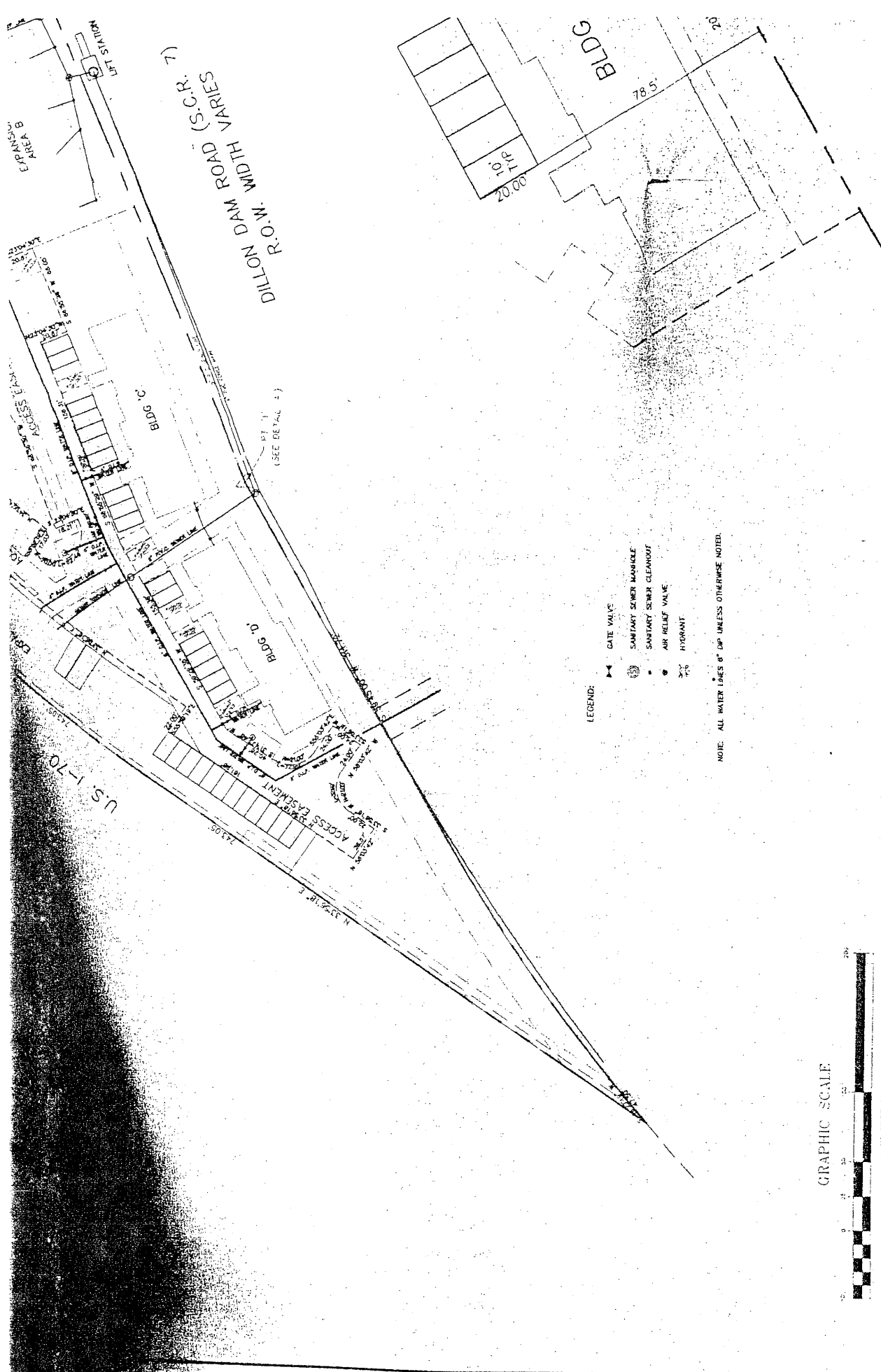


ARAPAHO NATIONAL FOREST



(SEE DETAIL 3)

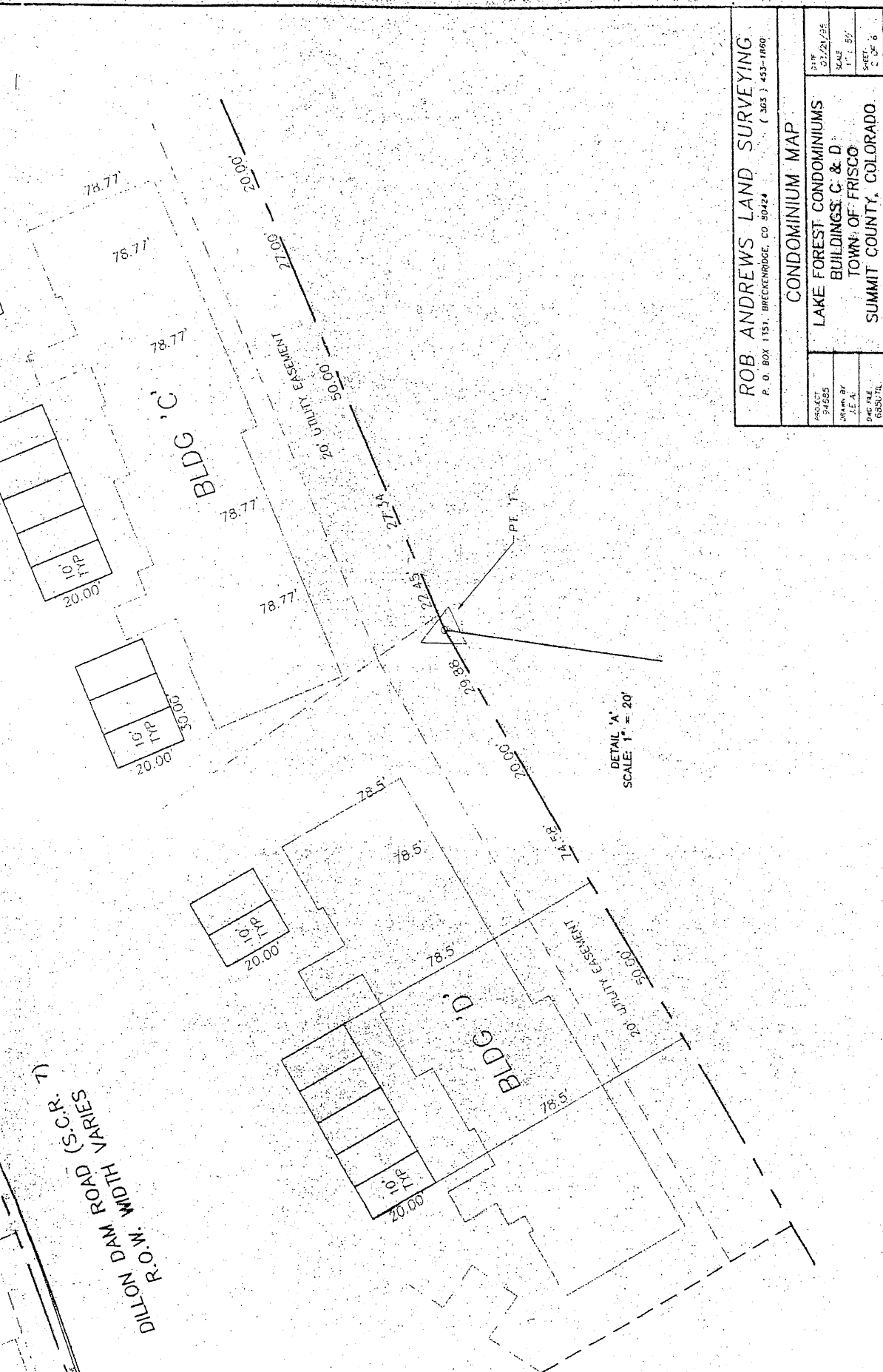




GRAPHIC SCALE



DILTON DAM ROAD (S.C.R. 7)  
 R.O.W. WIDTH VARIES



DETAIL 'A'  
 SCALE 1" = 20'

<b>ROB ANDREWS LAND SURVEYING</b> P. O. BOX 1151, BRECKENRIDGE, CO 80424 (303) 453-1800	
<b>CONDOMINIUM MAP</b>	
PROJECT 94585	DATE 07/21/95
DRAWN BY J.E.A.	SCALE 1" = 50'
DWG. FILE 083074L	SHEET C OF 6
<b>LAKE FOREST CONDOMINIUMS</b> <b>BUILDINGS C &amp; D</b> <b>TOWN OF FRISCO</b> <b>SUMMIT COUNTY, COLORADO</b>	

Case D 86A 2 of 6

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF SUMMIT )

The foregoing instrument was acknowledged before me this 23rd day of September, 1996 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 2/1/97

[Signature]  
Notary Public



STATE OF COLORADO )  
                                  ) ss  
COUNTY OF SUMMIT )

The foregoing instrument was acknowledged before me this 23rd day of September, 1996 by Keith Gross as Secretary of the Lake Forest Condominium Association.

Witness my hand and official seal

My Commission Expires 2/1/97

[Signature]  
Notary Public

96.00

**LAKE FOREST**  
liability company, with an addi  
valuable consideration in hand  
**PATRICIA A. BYBEE**, with  
Washington, DC 20016, the fol

Limited Common Elemer  
Conditions, Restrictions  
March 27, 1995, at Rece  
1995, at Reception No. 49  
Reception No. 492784,  
Reception No. 499589,  
1995, at Reception  
September 26,  
Condominium Map of I  
March 27 1995 at Recept  
of Building B, recorded  
Supplemental Condomin  
Reception No. 492785  
Condominium Map Buil  
499590 and the Third  
recorded November 9, 19  
Condominium Map of Bu  
No. 503043, all of the Su

which property is now a Limit  
described as follows:

304-D, Lake Forest Con  
for Lake Forest Condor  
488386 and any and  
Condominium Map of  
under Reception No. 4  
thereto, County of Sur  
Lakeview Terrace, Fris

SIGNED this 23rd da

STATE OF COLORADO )  
                                  ) ss  
County of Summit )

The foregoing instrum  
[Signature] 1996 by I  
Company, a Colorado limited l

My Commission expires

Notary Pu

PDT



524535 1996-09-26 13:08 3pg  
Doris L Brilj - Summit County Recorder

**DECLARATION  
OF COVENANTS, RESTRICTIONS AND EASEMENTS  
AND APURTENANCES**

limited liability company ("Association") make this Fifth Supplemental Declaration of Covenants, Restrictions and Easements for Lake Forest Condominiums as an appurtenance to the Lake Forest Condominium Project.

and Kathryn J. Law as the Declarant of Covenants, Restrictions and Easements for Lake Forest Condominiums (the "Declaration") on September 25, 1995, at Reception No. 488386. The Third Supplemental Declaration of Covenants, Restrictions and Easements for Lake Forest Condominiums (the "Third Declaration") on September 25, 1995, at Reception No. 490486. The Fourth Supplemental Declaration of Covenants, Restrictions and Easements for Lake Forest Condominiums (the "Fourth Declaration") on March 27, 1996, at Reception No. 492784. The Fifth Supplemental Declaration of Covenants, Restrictions and Easements for Lake Forest Condominiums (the "Fifth Declaration") on September 25, 1995, at Reception No. 503042, all of which are hereby incorporated by reference into this Declaration.

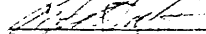
I expressly reserves the right to amend or modify the Declaration without the consent of the Lake Forest Condominium Association and without the approval of the Lake Forest Condominium Association. I reserve the right to convert garages G-2, G-3, G-4, G-5 and G-6 into Limited Common Elements appurtenant to a Unit.

convert Limited Common Elements appurtenant to a Unit.

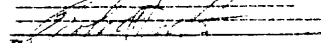
to implement the Declaration of Covenants, Restrictions and Easements for Lake Forest Condominiums as follows:


1. Conversion of Garage G-1 to Unit 304-D. The garage designated as LCE G1 on the Third Supplemental Condominium Map of Buildings E and F is converted to a Limited Common Element and is an appurtenance to Unit 304-D.
2. Conversion of Limited Common Element Garage 304-D to Unit 306-E. The garage designated as 304-D on the Third Supplemental Condominium Map of Buildings E and F is converted to a Limited Common Element and is an appurtenance to Unit 306-E.
3. Conversion of Garage G-4 to Unit 303-B. The garage designated as LCE G4 on the Third Supplemental Condominium Map of Buildings E and F is converted to a Limited Common Element and is an appurtenance to Unit 303-B.
4. Sale of Garages G-2 and G-3. The Declarant may sell the garages labeled as G-2 and G-3 on the Third Supplemental Condominium Map of Buildings E and F to Lake Forest Owners and upon such sale will record with the deed to the garage a Supplemental Declaration substantially in the form of this document allocating the garage to a Unit.
5. Conveyance of Garages G-5 and G-6. Declarant gives and conveys garage G-5 and G-6 to the Association, without cost, to be held as General Common Elements and used for maintenance of the Project.

DECLARANT: LAKE FOREST LIMITED LIABILITY COMPANY,  
A Colorado limited liability company

  
By: Robert R. Fulton

LAKE FOREST CONDOMINIUM ASSOCIATION, a  
Colorado nonprofit corporation

  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

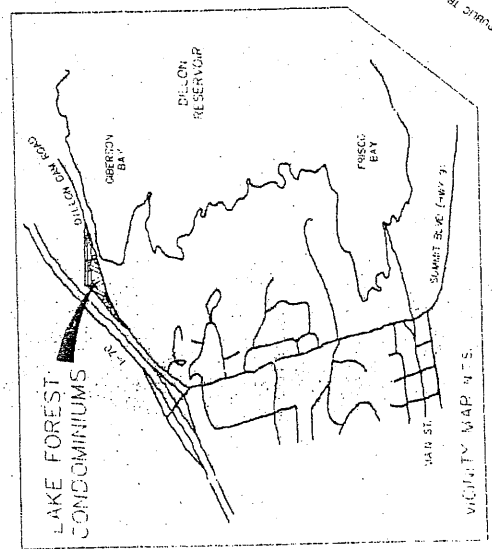
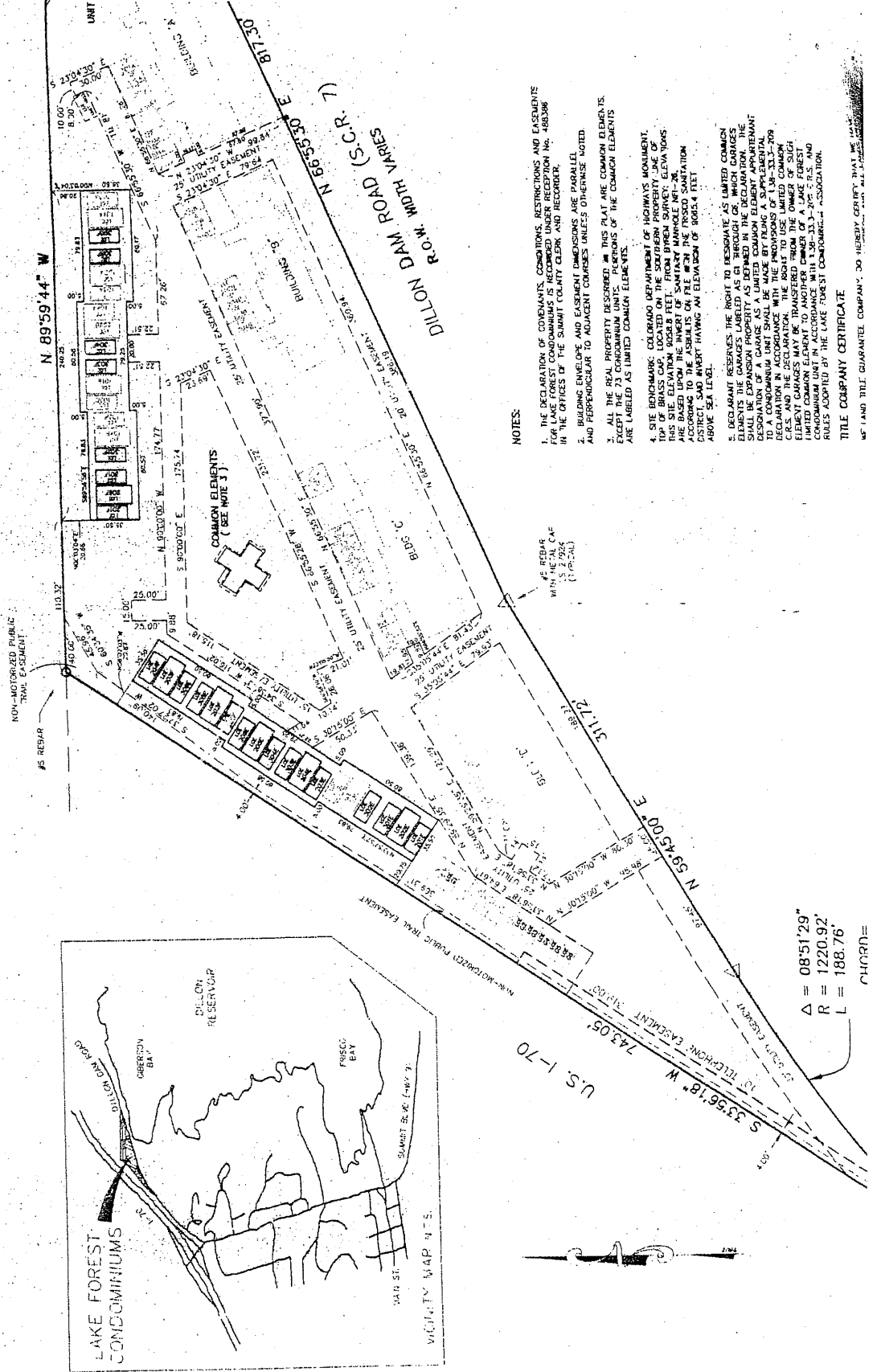
ATTEST:   
Secretary  
By: Keith Gross



# THIRD SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS

BUILDING E AND F  
S. 23, T. 5 S., R. 78 W OF THE 6th P.M.  
TOWN OF FRISCO  
SUMMIT COUNTY, COLORADO

ARAPAHO NATIONAL FOREST



- NOTES:**
1. THE DECLARATION OF CONDOMINIUMS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE LAKE FOREST CONDOMINIUMS IS RECORDED UNDER RECEPTION NO. 4863386 IN THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.
  2. BUILDING ENCLOSE AND EASEMENT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ADJACENT COURSES UNLESS OTHERWISE NOTED.
  3. ALL THE REAL PROPERTY DESCRIBED IN THIS PLAT ARE COMMON ELEMENTS EXCEPT WHERE SHOWN OTHERWISE. PLACEMENTS OF THE COMMON ELEMENTS ARE LABELED AS LIMITED COMMON ELEMENTS.
  4. SITE BENCHMARK: COLORADO DEPARTMENT OF HIGHWAYS MONUMENT, TOP OF BRASS CAP, LOCATED ON THE CORNER OF THE INTERSECTION OF THIS ROAD WITH THE INTERSECTION OF SANITARY MANHOLE #1-26 ACCORDING TO THE ADSUBSLS ON FILE #29 IN THE PROCEEDING DISTRICT, SAID MONUMENT HAVING AN ELEVATION OF 8064.11 FEET ABOVE SEA LEVEL.
  5. DECLARANT RESERVES THE RIGHT TO REDEVELOP AS LIMITED COMMON ELEMENTS THE GARAGES LABELED AS G1 THROUGH G4 ON THIS PLAT. THE GARAGES SHALL BE EXPRESSED AS LIMITED COMMON ELEMENTS. THE DECLARANT SHALL BE EXPRESSED AS A LIMITED COMMON ELEMENT APPOINTMENT TO A COMMON UNIT SHALL BE MADE BY FILING A SUPPLEMENTARY DECLARATION IN ACCORDANCE WITH THE INSTRUMENTS REFERENCED IN THIS PLAT. SUCH CHANGES MAY BE TRANSFERRED FROM THE OWNER OF SUCH LIMITED COMMON ELEMENT TO ANOTHER OWNER OF A LAKE FOREST CONDOMINIUM UNIT IN ACCORDANCE WITH THE INSTRUMENTS REFERENCED IN THIS PLAT AND THE LAKE FOREST CONDOMINIUMS ASSOCIATION. RULES ADOPTED BY THE LAKE FOREST CONDOMINIUMS ASSOCIATION.

$$\begin{aligned} \Delta &= 08'51'29'' \\ R &= 1220.92' \\ L &= 188.76' \end{aligned}$$

CHORD =

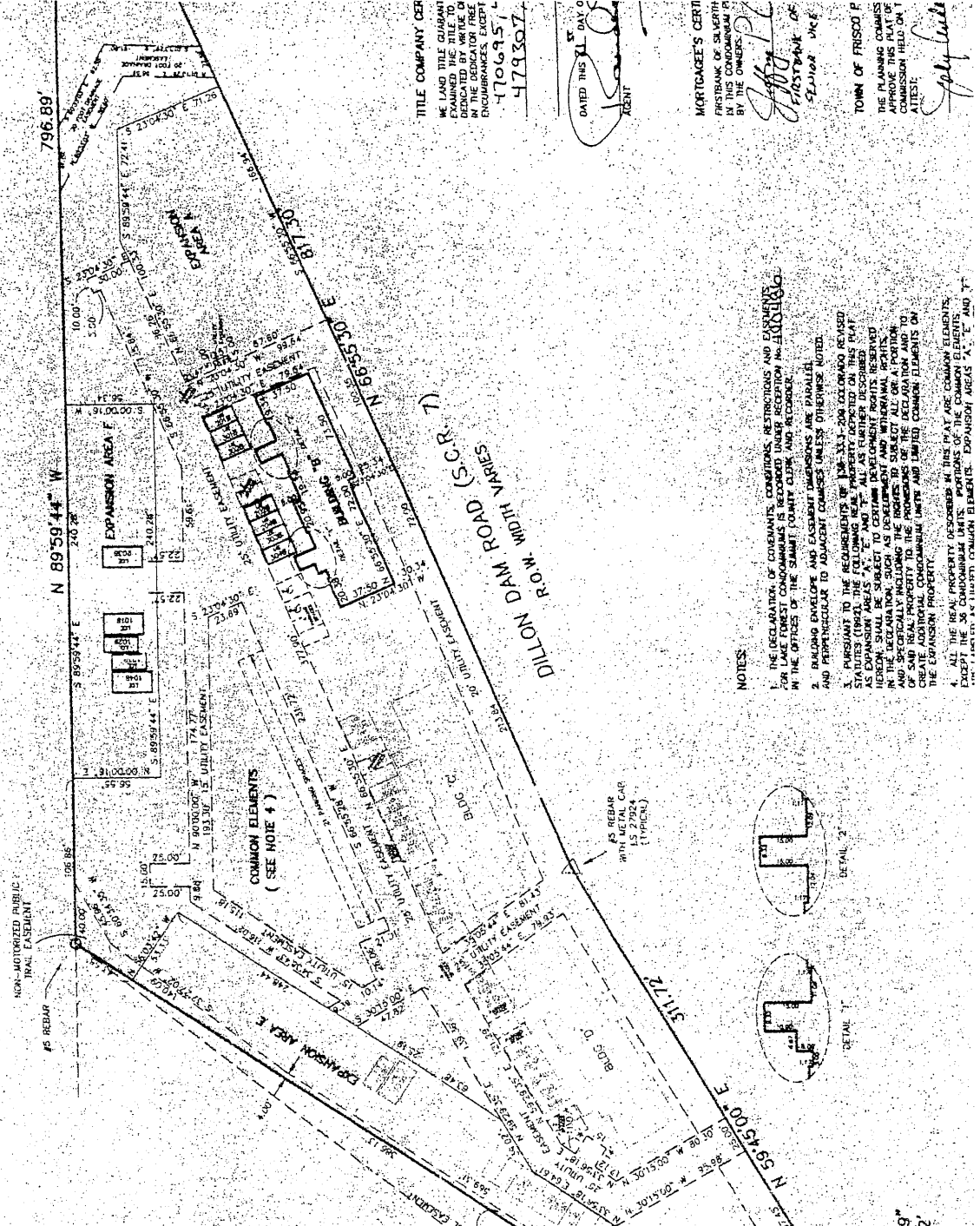
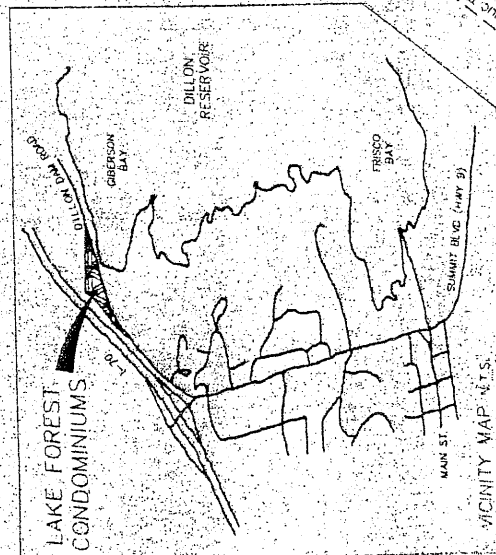
WE, I AND THE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY THE ENGINEER AND ARCHITECT SIGNING THEREON AND THAT THE SAME IS TRUE AND CORRECT AND ACCORDS TO THE RECORDS OF THE COUNTY OF SUMMIT, COLORADO.



# FIRST SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS

BUILDING B  
S. 23, T. 5 S., R. 78 W OF THE 6th P.M.  
TOWN OF FRISCO  
SUMMIT COUNTY, COLORADO

ARAPAHO NATIONAL FOREST



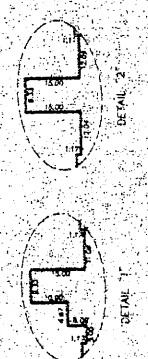
TITLE COMPANY CER  
WE LAND TITLE COMPANY  
DECLARED BY WRITING OR  
IN THE DECLARATOR FREE  
ENCOURAGEMENTS, EXCEPT  
4706957  
479307

DATED THIS 11 DAY OF  
1989  
AGENT

MORTGAGEE'S CERTI  
FIRST BANK OF COLORADO  
FIRST BANK OF COLORADO  
BY THE OWNERS  
John P. [Signature]  
FIRST BANK OF  
COLORADO

TOWN OF FRISCO P  
THE PLANNING COMMISSION  
APPROVE THIS MAP OF  
CONDOMINIUM HELD ON A  
TRUST:  
John P. [Signature]

- NOTES:
1. THE DECLARATION OF CONDOMINIUMS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKE FOREST CONDOMINIUMS IS RECORDED UNDER RECEPTION No. 110000 IN THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.
  2. FINISHED DEVELOPER AND EASEMENT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ADJACENT COMMONS UNLESS OTHERWISE NOTED.
  3. PURSUANT TO THE REQUIREMENTS OF THE 1971-2002 COLORADO REVISED STATUTES, ALL UNRECORDED PROPERTY INTERESTS APPLICABLE TO THIS MAP AND THIS MAP SHALL BE SUBJECT TO CERTAIN DEVELOPMENT RIGHTS RESERVED HEREON, SUCH AS DEVELOPMENT RIGHTS, MINERAL RIGHTS, WATER RIGHTS AND SPECIFIC EASEMENTS, TO THE PROMISES OF THE DECLARATION AND TO CREATE ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS ON THE EXPANSION PROPERTY.
  4. ALL THE REAL PROPERTY DESCRIBED IN THIS MAP ARE COMMON ELEMENTS, EXCEPT THE 36 CONDOMINIUM UNITS, PORTIONS OF THE COMMON ELEMENTS, AND THE 36 HORIZONTAL COMMON ELEMENTS, EXPANSION AREAS A, E, I, M, O, P, Q, R, S, T, U, V, W, X, Y, Z.

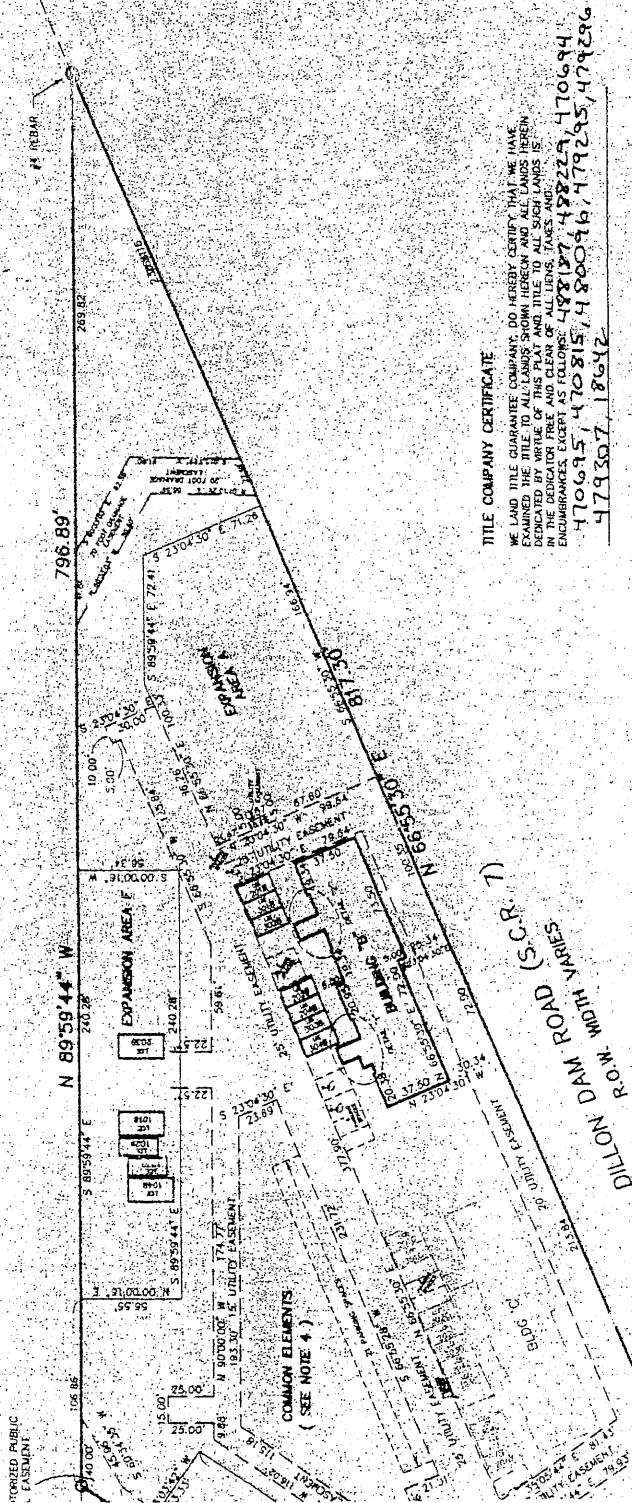


$\Delta = 08'51.29''$   
 $R = 1220.92'$   
 $L = 188.76'$   
 = CURVE

# MAP OF MINIUMS

th P.M.

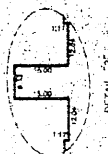
ARAPAHO NATIONAL FOREST



REBAR  
WITH METAL CAR  
L5 27324  
(1"=10')

**NOTES:**

1. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKE FOREST COMMUNITIES IS FILED IN THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.
2. BUILDING ENVELOPE AND EASEMENT DIMENSIONS SHALL BE SHOWN ON THE PLAT AND REPRESENTATIVE TO ADJACENT COMMONS UNLESS OTHERWISE NOTED.
3. PURSUANT TO THE REQUIREMENTS OF THE 1991-2006 COLORADO REVISED STATUTES (1992), THE FOLLOWING REAL PARCELS ARE REFERRED TO ON THIS PLAT AS EXPANSION AREAS SUBJECT TO COMMON DEVELOPMENT PROFITS HEREIN IN THE DECLARATION, SUCH AS DEVELOPMENT AND WITHDRAWAL RIGHTS, AND SPECIFICALLY INCLUDING THE RIGHTS OF THE DECLARANT AND TO SAID REAL PROPERTY TO THE EXTENT OF THE DECLARATION AND TO THE EXPANSION PROPERTY.
4. ALL THE REAL PROPERTY DESCRIBED IN THIS PLAT USE COMMON ELEMENTS EXCEPT THE 36 COMMON ELEMENTS OF THE COMMON ELEMENTS ARE IDENTIFIED AS LIMITED COMMON ELEMENTS. EXPANSION AREAS "A", "E" AND "F" ARE SUBJECT TO DEVELOPMENT RIGHTS.



**TITLE COMPANY CERTIFICATE**

WE LAND TITLE GUARANTEE COMPANY DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND SUCH LANDS HEREIN IN THE DECLARATION FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT AS FOLLOWS: 479307, 479229, 470694, 470815, 480046, 479295, 479296, 479307, 18642

DATED THIS 31 DAY OF APRIL 1992  
*[Signature]*  
RENT

**MORTGAGEE'S CERTIFICATE**

FIRSTBANK OF SILVER SPRING, N.A. MORTGAGEE HEREBY CONSENTS AND JOINS IN THIS DECLARATION PLAT AND CONSENTS TO THE REDICATION MADE HEREIN BY THE OWNERS.

*[Signature]*  
FIRSTBANK OF SILVER SPRING, N.A.  
ATTEST: *[Signature]*  
TOWN OF FRISCO PLANNING COMMISSION APPROVAL  
THE PLANNING COMMISSION OF FRISCO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING OF SAID COMMISSION HELD ON THIS 15 DAY OF APRIL 1992.

*[Signature]*  
ATTEST:

**OWNER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS, THAT LAKE FOREST LIMITED LIABILITY COMPANY BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION**

EXPANSION AREA 8 AS SHOWN ON THE CONDOMINIUM MAP OF LAKE FOREST COMMUNITIES, COUNTY OF COLORADO, STATE OF COLORADO, SHAWA COUNTY, COLORADO RECORDED UNDER RECEPTION NUMBER 100000000, OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING: 71  
A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 35N, RANGE 69W, COUNTY OF COLORADO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE WESTERLY BOUNDARY OF SAID SECTION 21, 231.1 EARS, S 00°04'30" E, 723.42 FEET (DISTANT); THENCE 160.76 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 90°32'24" TO A POINT ON THE WESTERLY BOUNDARY OF SAID SECTION 21, 231.1 EARS, S 00°04'30" E, 723.42 FEET; THENCE S 88°55'44" E, 210.84 FEET TO THE POINT OF BEGINNING; THENCE N 23°04'30" W, 99.64 FEET; THENCE N 08°55'30" E, 147.35 FEET; THENCE S 23°04'30" E, 99.64 FEET; THENCE S 68°55'30" W, 147.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,692 sq. ft.  
0.337 acres MORE OR LESS

HAS LAID OUT, PLATTED AND SUBDIVIDED SAID TRACT INTO COMMON UNIT AND COMMON ELEMENTS UNDER THE NAME AND STYLE OF "LAKE FOREST COMMUNITIES BUILDING B" AS SHOWN ON THIS PLAT OF THE STATE OF COLORADO, THE EASEMENTS AND OTHER PUBLIC AREAS AS SHOWN HEREON AND DOES HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID OWNER, LAKE FOREST LIMITED LIABILITY COMPANY, HAS CAUSED THIS CERTIFICATE TO BE SUBSCRIBED THIS 21 DAY OF APRIL 1992.

BY: *[Signature]*  
MANAGER

**NOTARIAL**

STATE OF COLORADO SS  
COUNTY OF SUMMIT

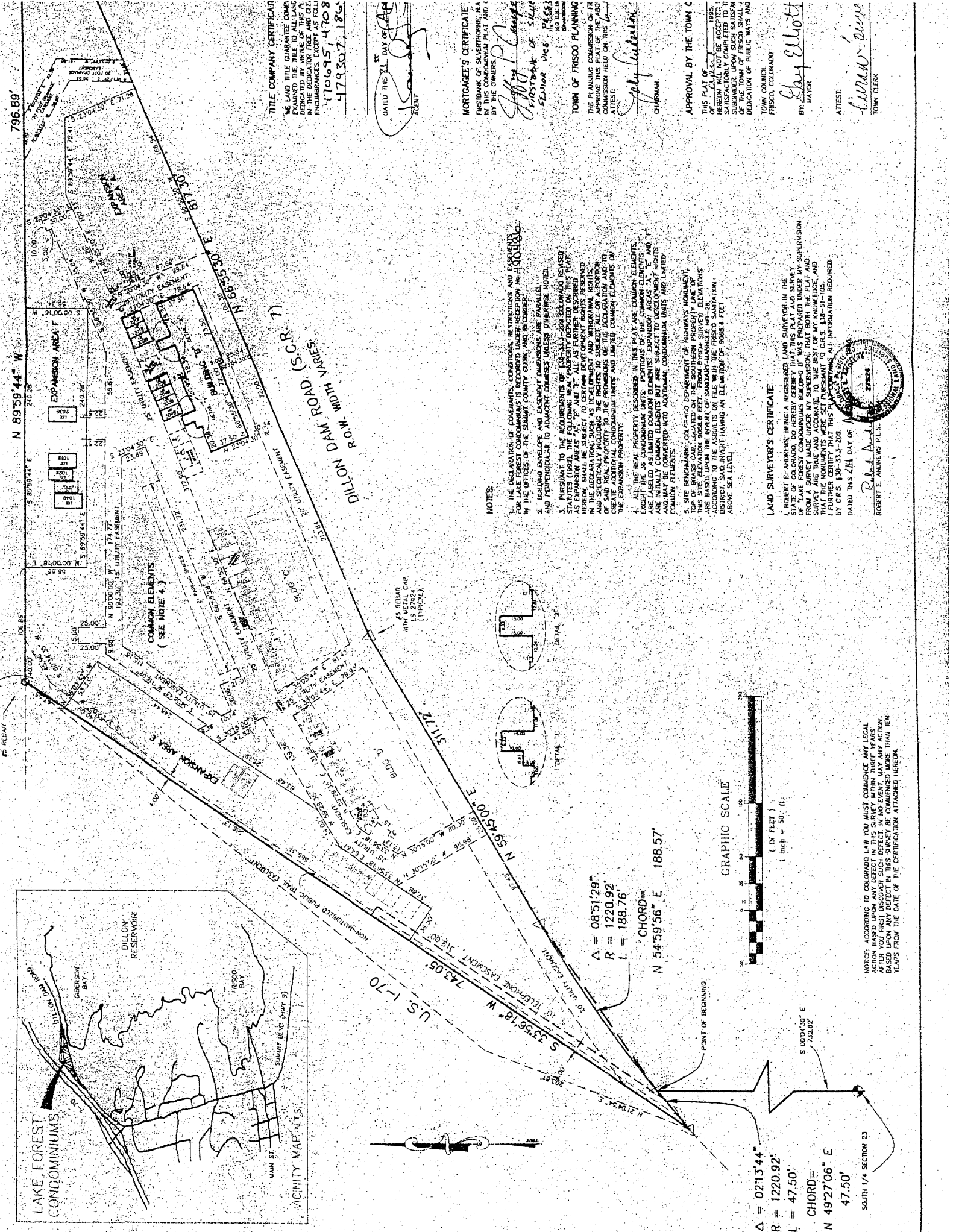
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF APRIL 1992, AT SILVER SPRING, COLORADO, AS MANAGER FOR LAKE FOREST LIMITED LIABILITY COMPANY.

BY COMMISSIONER: *[Signature]*  
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: *[Signature]*







TITLE COMPANY CERTIFICATE  
 WE LAND TITLE GUARANTEE COMPANY  
 EXAMINED THE TITLE TO ALL LOTS  
 DEPICTED BY THIS PLAT AND ALL  
 ENCUMBRANCES EXCEPT AS FOLLOWS  
 470695, 4708  
 479307, 186

DATED THIS 21 DAY OF APRIL  
 AGENT

MORTGAGEE'S CERTIFICATE  
 FIRSTBANK OF SILVERTHORPE, N.A.  
 IN THIS CONDOMINIUM PLAT AND  
 BY THE OWNERS:  
 Jeffrey P. Laugel  
 STATION VICE PRESIDENT  
 800 U.S. 101  
 SILVERTHORPE, CO. 80051

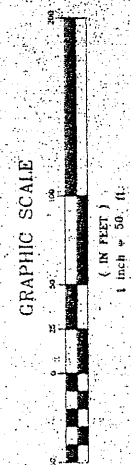
TOWN OF FRISCO PLANNING  
 THE PLANNING COMMISSION OF THE  
 TOWN OF FRISCO HAS REVIEWED AND  
 APPROVED THIS PLAT OF THE ABOVE  
 CONDOMINIUM HELD ON THIS DATE  
 ATTEST:  
 Garry Anderson  
 CHAIRMAN

APPROVAL BY THE TOWN COUNCIL  
 THIS PLAT OF THE ABOVE  
 CONDOMINIUM HELD ON THIS DATE  
 OF APRIL 21, 1995  
 HEREOF WILL NOT BE ACCEPTED  
 UNTIL THE TOWN OF FRISCO SHALL  
 SATISFACTORILY MAKE SUCH DEDICATION  
 OF THE TOWN OF FRISCO SHALL  
 DEDICATION OF PUBLIC WAYS AND  
 TOWN COUNCIL  
 FRISCO, COLORADO

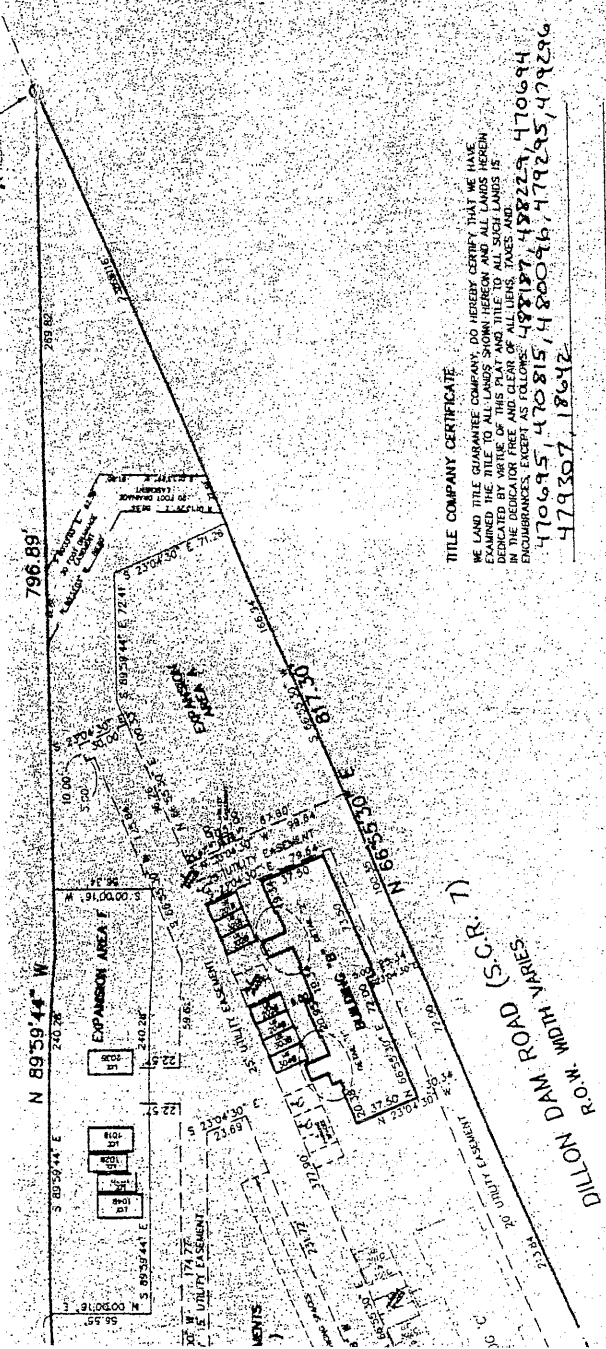
BY: Garry Elliott  
 MAYOR  
 ATTEST:  
 L. W. W. W. W. W.  
 TOWN CLERK

- NOTES:
1. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKE FOREST CONDOMINIUMS IS RECORDED UNDER RECORDER NUMBER 443883 IN THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.
  2. BUILDING ENVELOPE AND EASEMENT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ADJACENT COMMONS UNLESS OTHERWISE NOTED.
  3. PRESERVE TO THE REQUIREMENTS OF THE 2000 INTERNATIONAL RESIDENTIAL CODE AS EXPANSION AREAS "A", "B" AND "C" ALL AS FURTHER DESCRIBED HEREON. SHALL BE SUBJECT TO CERTAIN DEVELOPMENT RIGHTS RESERVED IN THE DECLARATION, SUCH AS THE RIGHT TO SUE TO ENFORCE OR A PORTION OF SAID REAL PROPERTY TO THE PROVISIONS OF THE DECLARATION AND TO CREATE ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS ON THE EXPANSION PROPERTY.
  4. ALL THE REAL PROPERTY DESCRIBED IN THIS PLAT ARE COMMON ELEMENTS EXCEPT THE 36 CONDOMINIUM UNITS. PORTIONS OF THE COMMON ELEMENTS ARE LABELED AS LIMITED COMMON ELEMENTS. EXPANSION OF CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS MAY BE CONVERTED INTO ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS.
  5. SITE BOUNDARIES OF THE 2000 DEPARTMENT OF HIGHWAYS (ADJUSTMENT) TOP OF BRASS CURB, LOCATED ON THE SOUTHERN PROPERTY LINE OF THIS SITE, ELEVATION 9088.8 FEET, FROM FEDERAL SURVEY ELEVATIONS ARE BASED UPON THE RIVER OF THE ELEMENT OF THE FRISCO SURVEY DISTRICT, SAID RIVER HAVING AN ELEVATION OF 9085.4 FEET ABOVE SEA LEVEL.

LAND SURVEYOR'S CERTIFICATE  
 I, ROBERT E. ANDREWS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THE ABOVE CONDOMINIUMS WAS PREPARED UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION, THAT BOTH THE PLAT AND SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT THE MONUMENTS WERE SET PERMANENTLY IN ACCORDANCE WITH THE REQUIREMENTS OF C.R.S. 1-91-313-313-204. THIS CERTIFICATE IS VALID FOR A PERIOD OF 10 YEARS FROM THE DATE OF THIS PLAT.  
 DATED THIS 21st DAY OF APRIL 1995  
 Robert E. Andrews P.L.S.  
 ROBERT E. ANDREWS P.L.S.



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT OR WITHIN FIVE YEARS FROM THE DATE OF THE CERTIFICATION ATTACHED HEREOF.



**OWNER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS, THAT LAKE FOREST LIMITED LIABILITY COMPANY BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

EXPANSION AREA B AS SHOWN ON THE CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS ACCORDING TO RECEPTION NUMBER SUMMIT COUNTY CLERK'S OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING: 78

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 37N, RANGE 107E, COUNTY OF COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHWEST CORNER OF SAID SECTION 21, 1/4 CORNER S 100°04'30\"/>

CONTAINING 14.687 AC. ±  
0.237 acre more or less

HAS LAD OUT, PLATTED AND SUBDIVIDED SAID TRACT INTO CONDOMINIUM UNITS AND COMMON ELEMENTS UNDER THE MANAGEMENT AND BY THESE PRESENTS, CONDOMINIUMS BELONGING TO THE PERPETUAL USE OF THE TOWN OF FRISCO, STATE OF COLORADO, THE EASEMENTS AND OTHER PUBLIC AREAS AS SHOWN HEREON AND DOES HEREBY DEDICATE THOSE PORTIONS OF LAND LABELLED 'EASEMENTS' FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID OWNER LAKE FOREST LIMITED LIABILITY COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND RECORDED THIS DAY OF APRIL 1995.

BY: ROBERT R. FULTON  
MANAGER

**TITLE COMPANY CERTIFICATE**

WE LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY WRITING AND RECORDING OF ALL LEGAL EASEMENTS AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

470695, 470815, 480046, 479225, 470694, 479226, 479225, 479226

479307, 18642

DATED THIS 21 DAY OF APRIL 1995

AGENT

**MORTGAGEE'S CERTIFICATE**

FIRSTBANK OF SILVERTHORNE, N.A. MORTGAGEE HEREBY CONVEYS AND GRANTS IN THE CONDOMINIUM PLAT AND CONSENTS TO THE DEDICATION MADE HEREIN BY THE OWNER:

John P. Langston  
FIRSTBANK OF SILVERTHORNE, N.A. MORTGAGEE  
SENIOR VICE PRESIDENT

TOWN OF FRISCO PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION OF FRISCO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING OF SAID COMMISSION HELD ON THIS 16 DAY OF APRIL 1995.

ATTEST:

John P. Langston  
CHAIRMAN

**APPROVAL BY THE TOWN COUNCIL**

THIS PLAT OF APRIL 16 1995, THE DEDICATION OF PUBLIC RIGHTS SHOWN HEREON, HAS BEEN REVIEWED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO UPON SUCH SATISFACTORY COMPLIANCE WITH THE DEDICATION OF PUBLIC RIGHTS AND DUE TO RECORD SUCH ACCEPTANCE.

TOWN COUNCIL  
FRISCO, COLORADO

BY: Guy Elliott  
MAYOR

ATTEST: William J. Burre  
TOWN CLERK

**LAND SURVEYOR'S CERTIFICATE**

I, ROBERT E. ANDREWS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY FROM A SURVEY MADE UNDER MY SUPERVISION, THAT BOTH THE PLAT AND SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT THE MONUMENTS WERE SET PURSUANT TO ALL INFORMATION REQUIRED BY SECTION 139-133-208.

DATED THIS 21 DAY OF APRIL 1995

Robert E. Andrews  
ROBERT E. ANDREWS P.L.L.C.



**NOTES:**

1. THE SEPARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE FOREST CONDOMINIUMS IS RECORDED UNDER RECEPTION NUMBER SUMMIT COUNTY CLERK AND RECORDER.
2. BUILDING EASEMENT AND EASEMENT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ADJACENT COMMONS UNLESS OTHERWISE NOTED.
3. PURSUANT TO THE REQUIREMENTS OF SECTION 139-133-208, AS AMENDED, BEHAVIOR SHALL BE SUBJECT TO ALL AS FURTHER DESCRIBED HEREON. SHALL BE SUBJECT TO CERTAIN DEVELOPMENT RIGHTS RESERVED IN THE DECLARATION, SUCH AS DEVELOPMENT AND WITHDRAWAL, FLOWDOWN AND OTHER RIGHTS PERTAINING TO THE PROVISIONS OF THE DECLARATION AND TO CREATE ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS OR THE EXPANSION PROPERTY.
4. ALL THE REAL PROPERTY DESCRIBED IN THIS PLAT ARE COMMON ELEMENTS, EXCEPT THE 36 CONDOMINIUM UNITS. PORTIONS OF THE COMMON ELEMENTS ARE INITIALLY COMMON ELEMENTS, EXPANSION DEVELOPMENT RIGHTS COMMON ELEMENTS.
5. THE DIMENSIONS, CALCULATED SEPARATELY OF EACH WAY'S MONUMENT, THIS SITE DIMENSIONS, CALCULATED ON THE SOUTHERN PROPERTY LINE OF THE SITE ELEVATION 5068 FEET, FROM BIRCH SURVEY; ELEVATIONS ARE BASED UPON THE HEIGHT OF SANDHART-JUANHELE IN 1986, ACCORDING TO THE INSTRUMENT HAVING AN ELEVATION OF 5065.4 FEET ABOVE SEA LEVEL.

**NOTARIAL**

STATE OF COLORADO) SS  
COUNTY OF SUMMIT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF APRIL 1995 BY ROBERT R. FULTON, AS MANAGER FOR LAKE FOREST LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES 07-14-97  
WITNESSED BY HAND AND APPROVAL SEAL  
John P. Langston  
NOTARY PUBLIC  
STATE OF COLORADO

SUMMIT COUNTY CLERK AND RECORDER'S ACCEPTANCE

STATE OF COLORADO) SS  
COUNTY OF SUMMIT)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:00 O'CLOCK A.M. THIS DAY OF APRIL 1995.

Robert E. Andrews  
SUMMIT COUNTY CLERK AND RECORDER

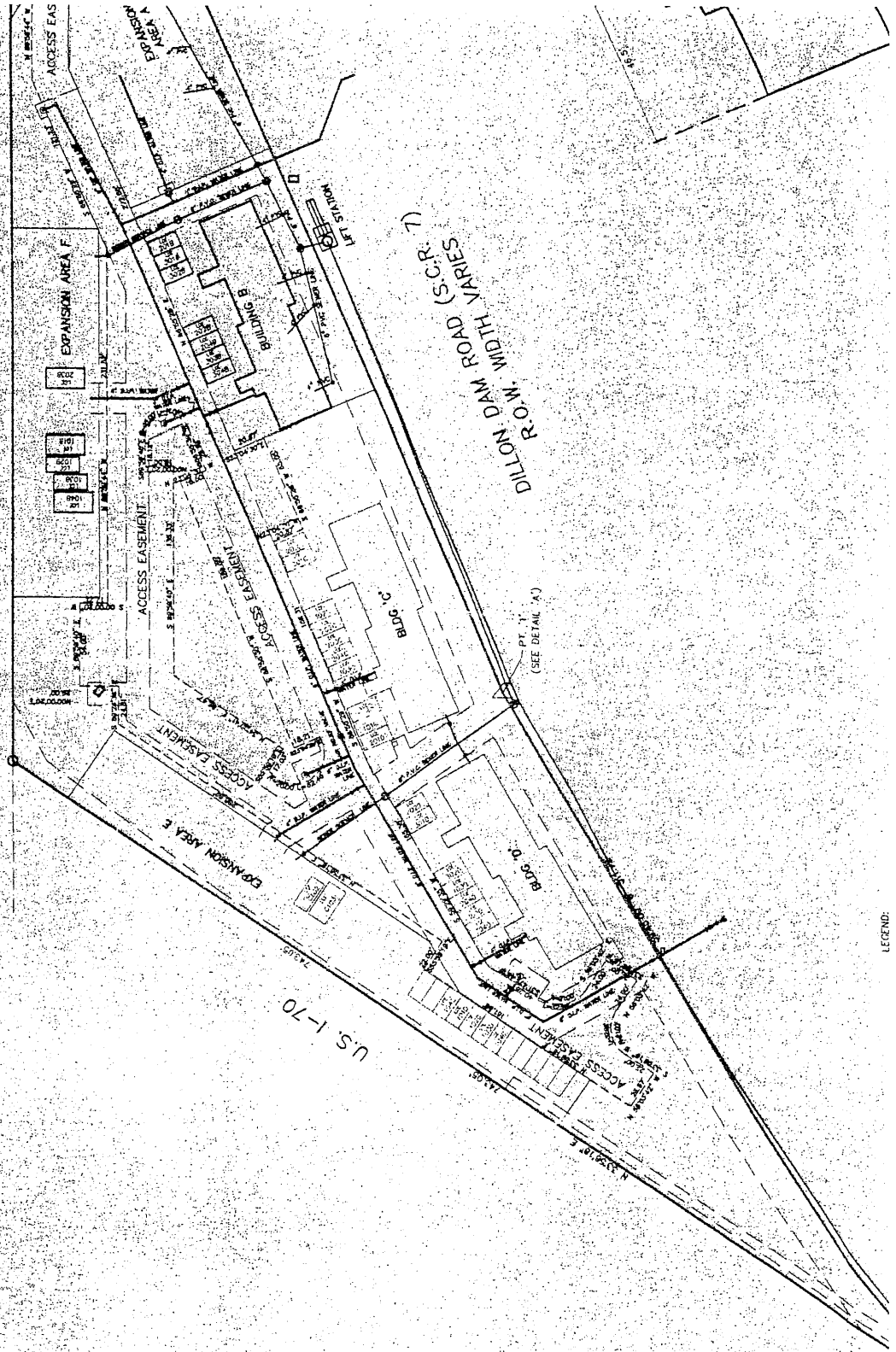


<b>ROB. ANDREWS LAND SURVEYING</b> P. O. BOX 1351, BRECKENRIDGE, CO 80424. (303) 453-1660	
PROJECT: 91685 DRAWN BY: REC	CONDOMINIUM MAP LAKE FOREST CONDOMINIUMS BUILDING B TOWN OF FRISCO SUMMIT COUNTY, COLORADO
SHEET: 50 OF: 50	DATE: 03/01/95 SCALE: AS SHOWN T OF 4

FIRST SUPPLEMENTAL CONDOMINIUM MAP OF  
**LAKE FOREST CONDOMINIUMS**

BUILDING B - ACCESS EASEMENTS,  
UTILITY AND FUTURE GARAGE LOCATIONS  
S. 23, T. 5 S., R. 78 W OF THE 6th P.M.  
TOWN OF FRISCO  
SUMMIT COUNTY, COLORADO

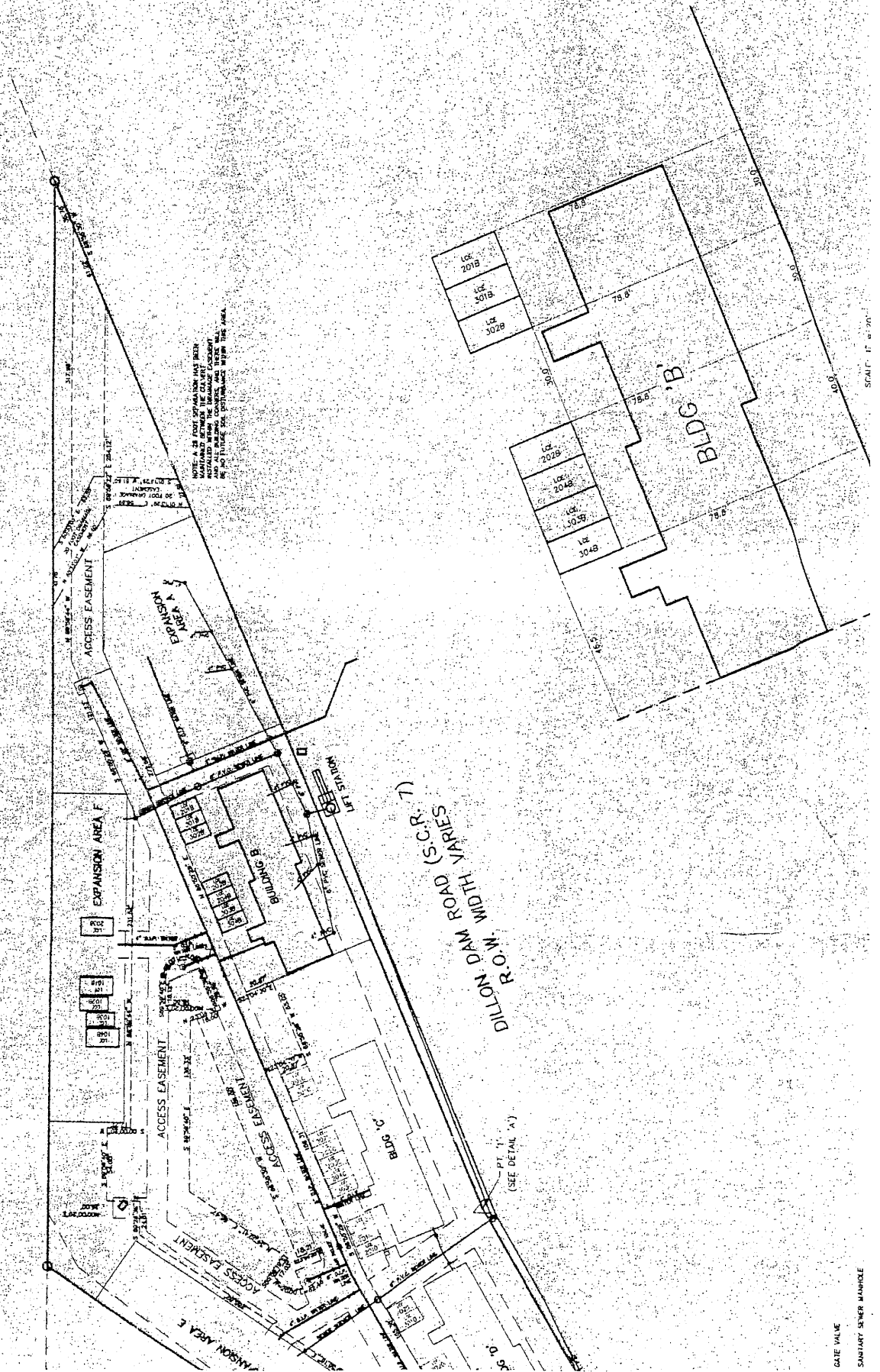
ARAPAHO NATIONAL FOREST

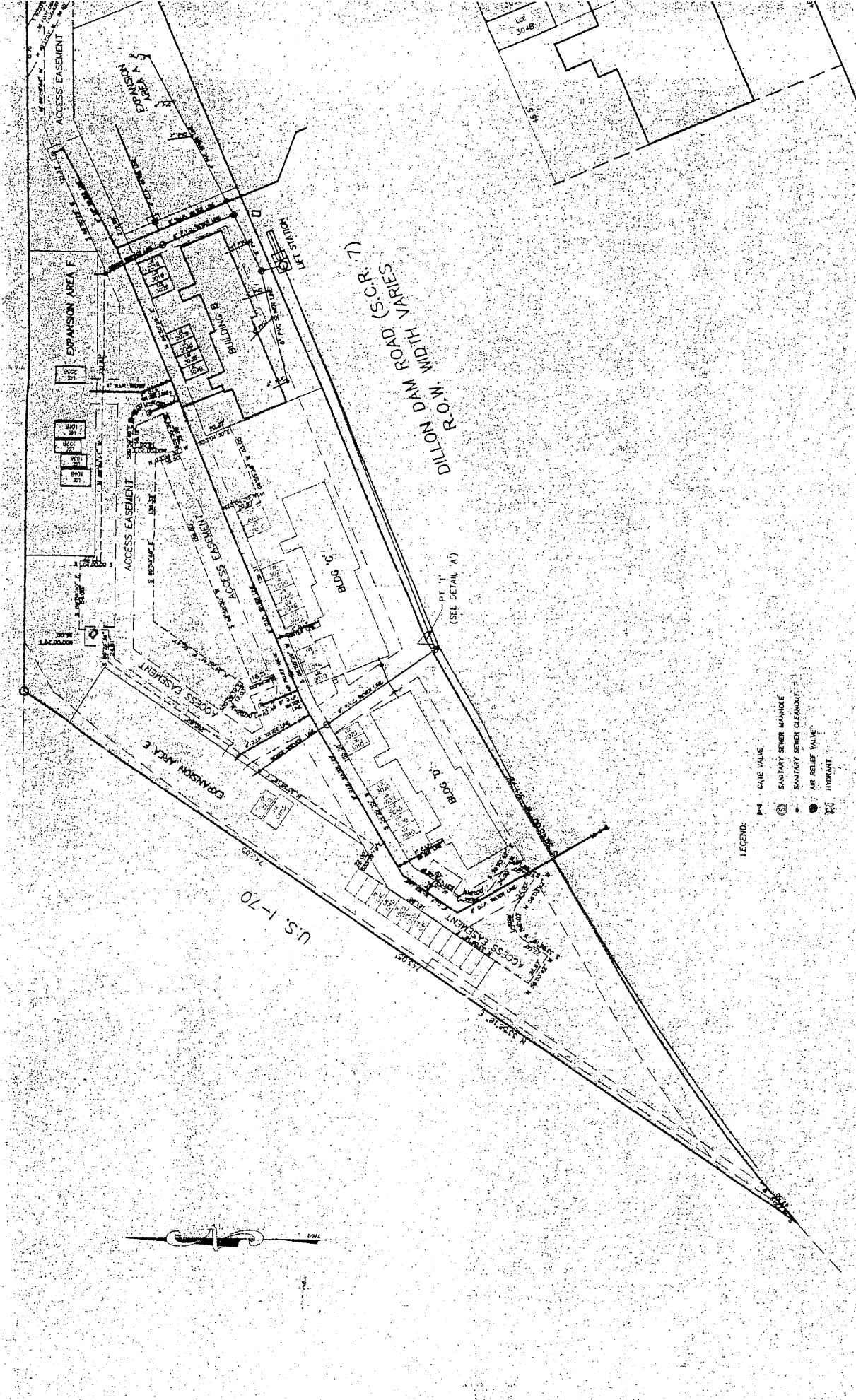


# MAP OF MINIUMS

ONS  
P.M.

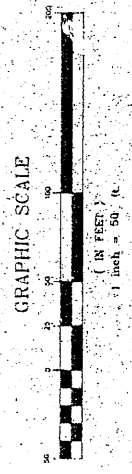
ARAPAHO NATIONAL FOREST

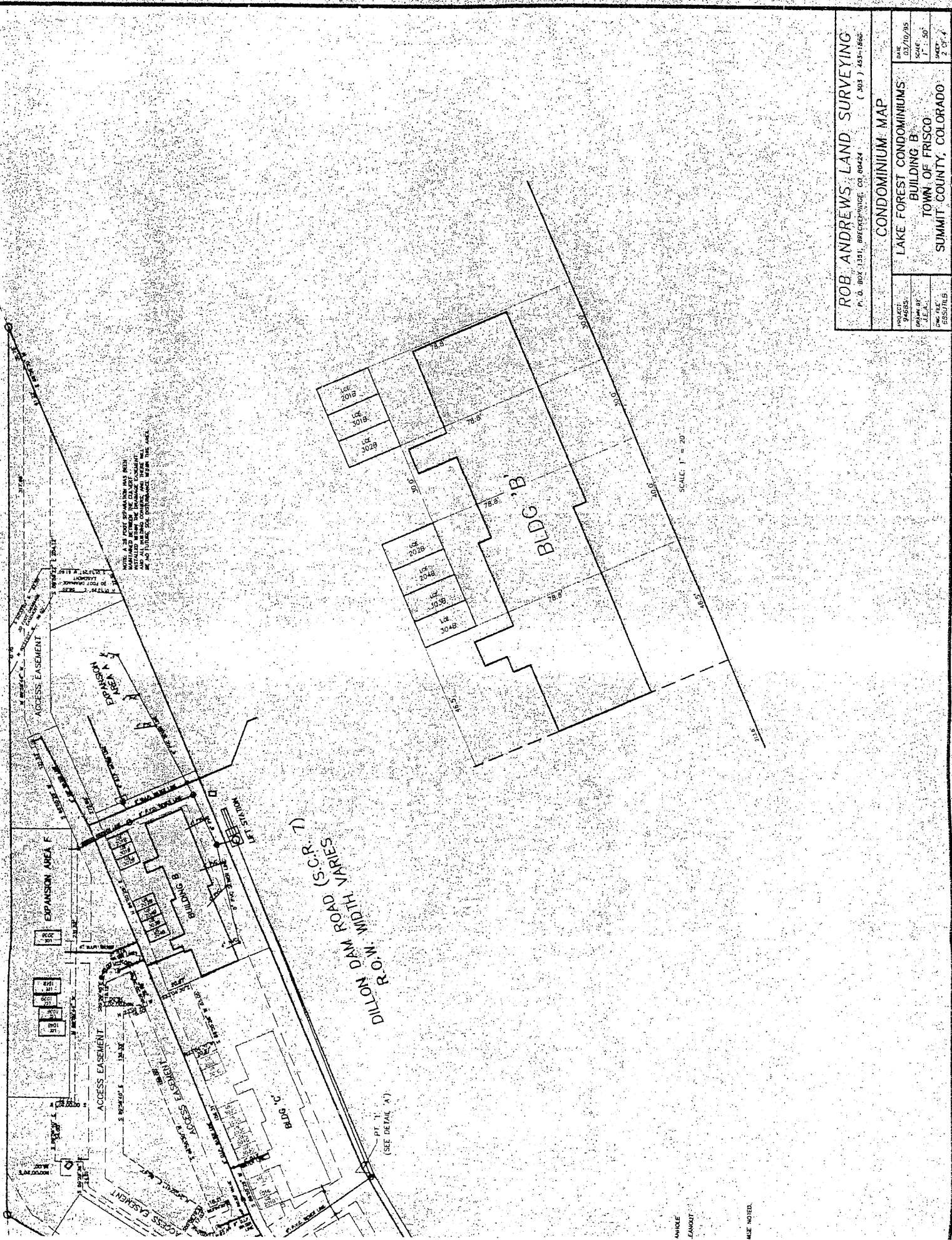




- LEGEND:
- ⊕ GATE VALVE
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ SANITARY SEWER CLEANOUT
  - ⊙ AIR RELIEF VALVE
  - ⊙ HYDRANT

NOTE: ALL WATER LINES 6" DP UNLESS OTHERWISE NOTED.





<b>ROB ANDREWS LAND SURVEYING</b>		DATE: 03/10/2015	
P. O. BOX 1351, BRECKENRIDGE, CO. 80424 (303) 435-1952		SCALE: 1" = 50'	
<b>CONDOMINIUM MAP</b>		SHEET: 2 OF 4	
PROJECT: 94685	CLIENT: J.E.A.	LAKE FOREST CONDOMINIUMS	
DRAWN BY: J.E.A.		BUILDING B	
DATE PLOTTED: 05/05/15		TOWN OF FRISCO	
		SUMMIT COUNTY, COLORADO	

Case: 0 93B

UNFILED  
LAKRAT  
SEE NOTED

# SECOND SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS

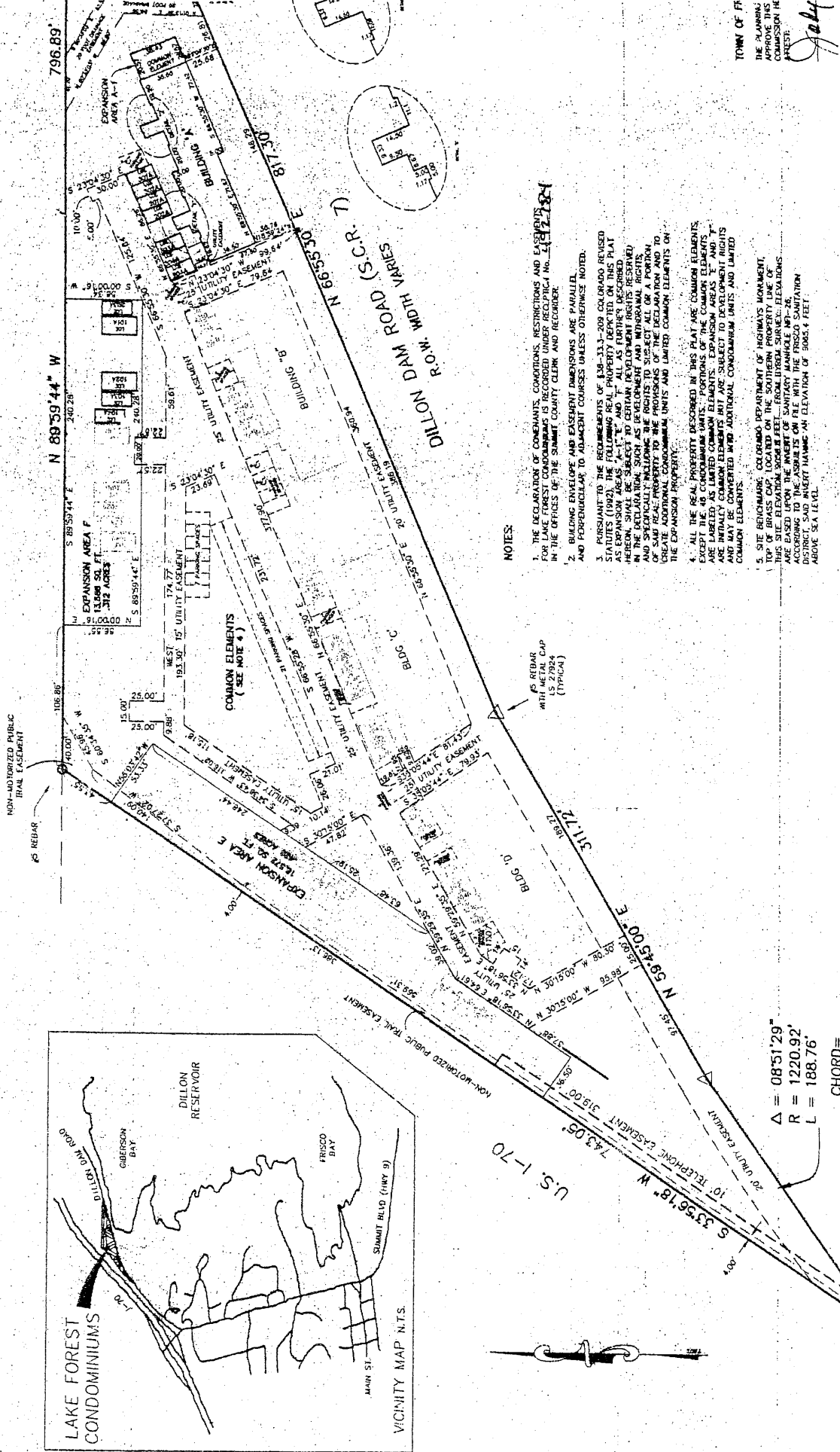
BUILDING A

S. 23, T. 5 S., R. 78 W OF THE 6th P.M.

TOWN OF FRISCO

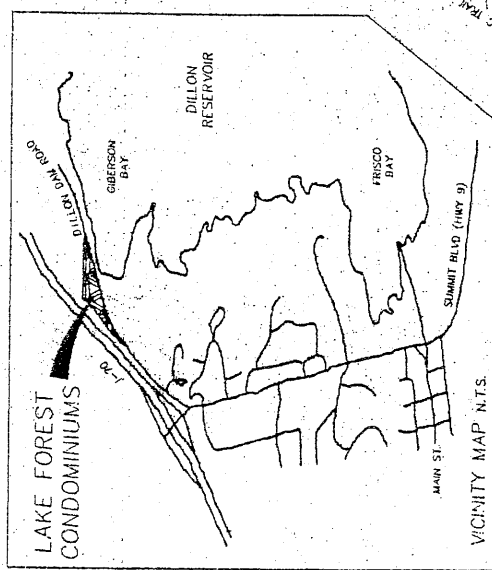
SUMMIT COUNTY, COLORADO

ARAPAHO NATIONAL FOREST



NOTES:

1. THE DECLARATION OF CONDOMINIUMS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE CONDOMINIUMS DESCRIBED ON THIS PLAN SHALL BE FILED WITH THE CLERK AND RECORDER IN THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.
2. BUILDING ENVELOPE AND EASEMENT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ADJACENT COURSES UNLESS OTHERWISE NOTED.
3. PURSUANT TO THE REQUIREMENTS OF 136-313-209 COLORADO REVISED STATUTES (1992), THE FOLLOWING REAL PROPERTY DEPICTED ON THIS PLAN HEREIN, SHALL BE SUBJECT TO CERTAIN ASSESSMENTS DESCRIBED IN THE DECLARATION, SUCH AS DEVELOPMENT AND WITHDRAWAL RIGHTS, AND SPECIFICALLY INCLUDING THE RIGHTS TO SUCCEED ALL OF A PORTION OF THE REAL PROPERTY TO THE PROVISIONS OF THE DECLARATION AND TO SUCCEED TO ALL COMMON ELEMENTS, UNITS AND LIMITED COMMON ELEMENTS ON THE EXPANSION PROPERTY.
4. ALL THE REAL PROPERTY DESCRIBED IN THIS PLAN ARE COMMON ELEMENTS. UNITS AND LIMITED COMMON ELEMENTS ARE IDENTIFIED AS SUCH AND ARE INTENDED TO BE COMMON ELEMENTS. COMMON ELEMENTS ARE INTENDED TO BE COMMON ELEMENTS BUT ARE SUBJECT TO DEVELOPMENT RIGHTS AND MAY BE CONVERTED INTO ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS.
5. SITE BENCHMARK: COLORADO DEPARTMENT OF HIGHWAYS MONUMENT, TOP OF BRASS CAP LOCATED ON THE SOUTHERN PROPERTY LINE OF THIS SITE. ELEVATION: 8065.4 FEET FROM BIRMINGHAM SURVEY. ELEVATIONS ARE GIVEN HEREIN AS MEASUREMENTS FROM THE BIRMINGHAM SURVEY. ELEVATIONS ACCORDING TO THE ASSUMES ON FILE WITH THE FRISCO SANITATION DISTRICT, SAID INVERT HAVING AN ELEVATION OF 8065.4 FEET ABOVE SEA LEVEL.



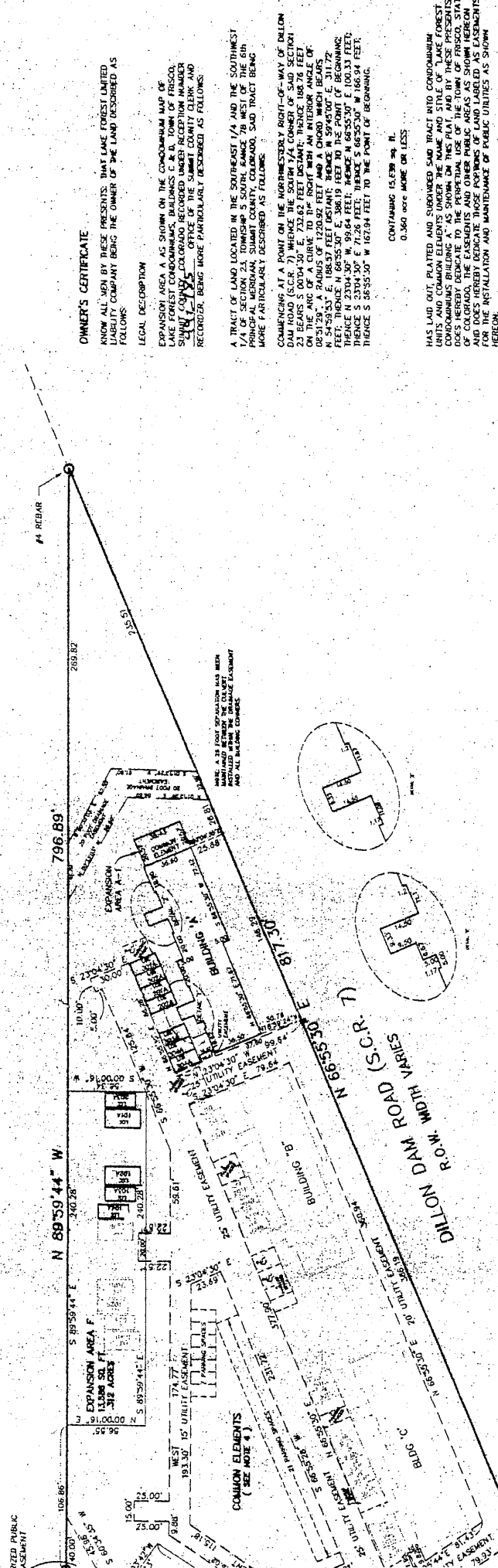
$\Delta = 08^{\circ}51'29''$   
 $R = 1220.92'$   
 $L = 188.76'$   
 CHORD=

TOWN OF FRISCO  
 APPROVE THIS  
 COMMISSION THE  
 DATE \_\_\_\_\_  
 [Signature]

# MAP OF CONDOMINIUMS

h P.M.

ARAPAHO NATIONAL FOREST



**NOTES:**

1. THE DECLARATION OF CONDOMINIUMS, CONDITIONS, RESTRICTIONS AND EASEMENTS IS FILED IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, SUMMIT COUNTY, COLORADO, UNDER RECEPTION NUMBER 1995-00011.
2. BUILDING ENVELOPE AND EASEMENT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ADJACENT COURSES UNLESS OTHERWISE NOTED.
3. PURSUANT TO THE REQUIREMENTS OF ESR-33.33-209 COLORADO REVISED STATUTES (1992), THE FOLLOWING REAL PROPERTY DEPICTED ON THIS PLAN HEREIN SHALL BE SUBJECT TO CERTAIN DEVELOPMENT RIGHTS RESERVED IN THE DECLARATION, SUCH AS DEVELOPMENT AND WITH-DRAWAL RIGHTS, AND SPECIFICALLY INCLUDING THE RIGHTS TO SUBJECT ALL OF A PORTION OF SAID REAL PROPERTY TO CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS OF THE EXPANSION PROPERTY.
4. ALL THE REAL PROPERTY DESCRIBED IN THIS PLAN ARE COMMON ELEMENTS, EXCEPT FOR THE CONDOMINIUM UNITS, EXPANSION AREAS A, B AND C, WHICH ARE INITIALLY COMMON ELEMENTS BUT ARE SUBJECT TO DEVELOPMENT RIGHTS AND MAY BE CONVERTED INTO ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS.
5. SITE BEING LOCATED: COLORADO DEPARTMENT OF HIGHWAYS MONUMENT, TOP OF BRASS CAP, LOCATED ON THE SOUTHERN PROPERTY LINE OF THE SITE. ELEVATION SHOULD BE SAID MONUMENTABLE AND ELEVATIONS ARE BEING SHOWN IN FEET. BEARINGS ON FILE WITH THE FRISCO SANITATION DISTRICT, SAID HAVING AN ELEVATION OF 9085.4 FEET ABOVE SEA LEVEL.

TITLE COMPANY CERTIFICATE  
WE I AND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE

**OWNER'S CERTIFICATE**  
KNOW ALL MEN BY THESE PRESENTS THAT LAKE FOREST LIMITED LIABILITY COMPANY BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION**  
EXPANSION AREA A AS SHOWN ON THE CONDOMINIUM MAP OF CONDOMINIUMS, CONDITIONS, RESTRICTIONS AND EASEMENTS, SUMMIT COUNTY, COLORADO RECORDED UNDER RECEPTION NUMBER 1995-00011, IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF DILLON DAM ROAD (S.C.R. 7) WHENCE THE SOUTH 1/4 CORNER OF SAID SECTION 23 BEARS S 00°04'30" E, 732.62 FEET DISTANT; THENCE 188.76 FEET WEST ALONG SAID RIGHT-OF-WAY TO AN INTERIOR ANGLE OF 103°11'40" W, 103.77 FEET DISTANT; THENCE N 89°59'44" E, 240.28 FEET; THENCE N 89°59'44" E, 386.19 FEET TO THE POINT OF BEGINNING; THENCE N 23°04'30" W, 99.64 FEET; THENCE N 68°55'30" E, 100.33 FEET; THENCE S 68°55'30" W, 167.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.679 AC. ±,  
0.560 ac± MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBMITTED SAID TRACT INTO CONDOMINIUM UNITS AND COMMON ELEMENTS UNDER THE NAME AND STYLE OF LAKE FOREST CONDOMINIUMS BUILDING A, AS SHOWN ON THIS PLAN, AND BY THESE PRESENTS DECLARES THAT THE CONDOMINIUMS BUILDING A, AS SHOWN HEREON, IS A LEGAL ESTATE OF COLORADO, THE EASEMENTS AND OTHER MATTERS AS SHOWN HEREON, AND DOES HEREBY DENEGATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID OWNER, LAKE FOREST LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE RECORDED IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, SUMMIT COUNTY, COLORADO, ON THIS 12th DAY OF FEBRUARY, 1995, BY:

BY: *Robert R. Fulton*  
ROBERT R. FULTON  
MANAGER

**NOTARIAL**  
STATE OF COLORADO) SS  
COUNTY OF SUMMIT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF FEBRUARY, 1995 BY ROBERT R. FULTON, MANAGER FOR LAKE FOREST LIMITED LIABILITY COMPANY.

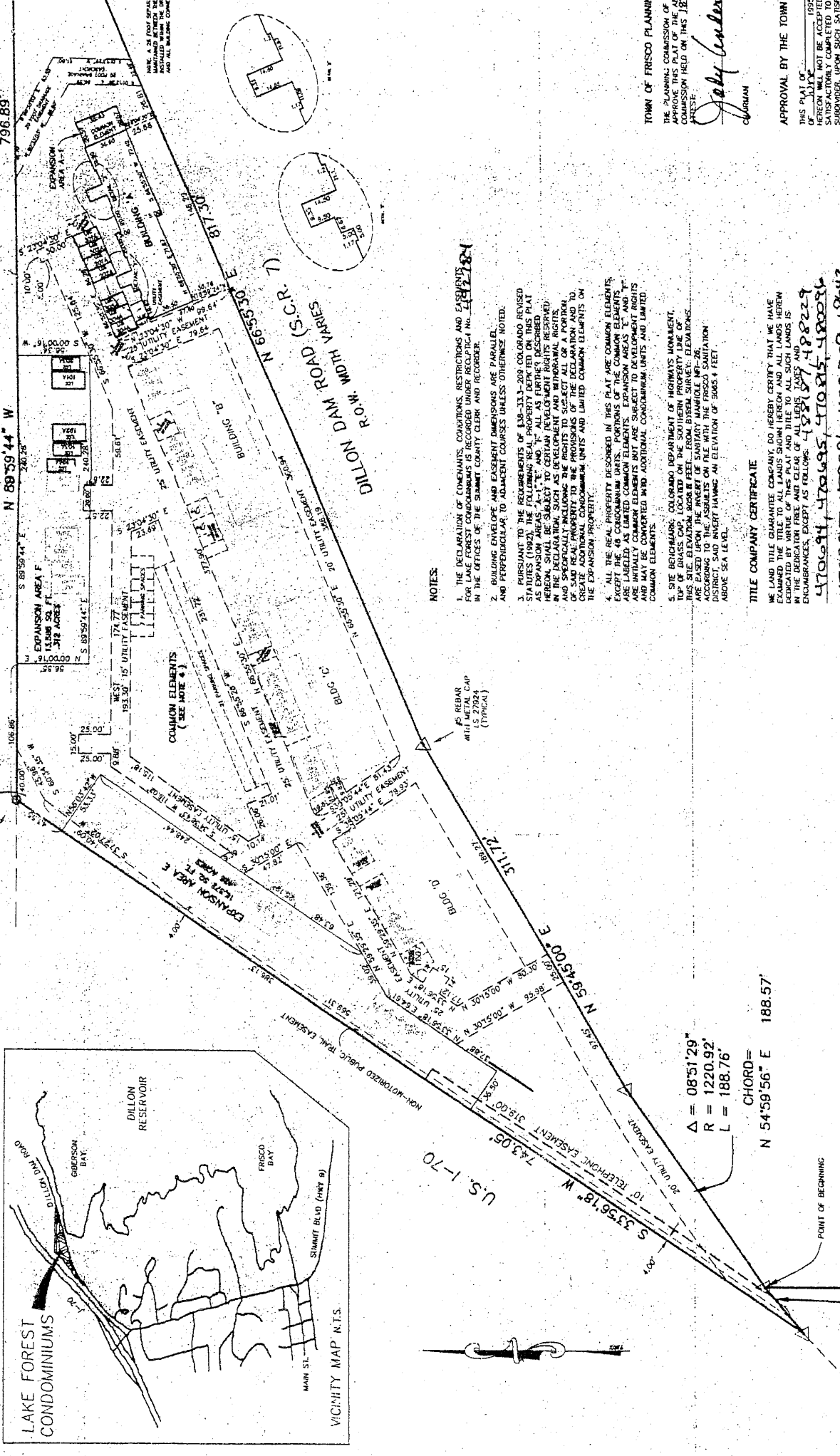
STATE OF COLORADO  
NOTARY PUBLIC  
My Commission Expires  
Witness My Hand and Official Seal  
*John P. Galt*  
NOTARY PUBLIC

TOWN OF FRISCO PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION OF FRISCO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAN OF THE ABOVE SUBDIVISION AT A MEETING OF SAID COMMISSION HELD ON THIS 12th DAY OF FEBRUARY, 1995.

*Judy Culverson*  
CHAIRMAN





**NOTES:**

1. THE DECLARATION OF CONSTRAINTS, RESTRICTIONS AND EASEMENTS FOR THE COMMON ELEMENTS OF THE CONDOMINIUM PROJECT IS FILED WITH THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.
2. BUILDING DEVELOPE AND EASEMENT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ADJACENT COURSES UNLESS OTHERWISE NOTED.
3. PURSUANT TO THE REQUIREMENTS OF 138-313-209 COLORADO REVISED STATUTES (1992), THE FOLLOWING REAL PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO CERTAIN INHERENT RIGHTS RESERVED BY THE HURON GROUP, INC. (HURON GROUP) AND ITS AFFILIATES, WHICH RIGHTS INCLUDE THE RIGHTS OF DEVELOPMENT AND WITHDRAWAL RIGHTS, AND SPECIFICALLY INCLUDING THE RIGHTS TO SUECT ALL OR A PORTION OF SAID REAL PROPERTY TO THE PROVISIONS OF THE DECLARATION AND BY-LAWS OF THE CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS ON THE EXPANSION PROPERTY.
4. ALL THE REAL PROPERTY DESCRIBED IN THIS PLAT ARE COMMON ELEMENTS OF THE CONDOMINIUM PROJECT. THE COMMON ELEMENTS ARE IDENTIFIED AS LIMITED COMMON ELEMENTS, EXPANSION AREAS 1 AND 2, AND ARE INITIALLY COMMON ELEMENTS BUT ARE SUBJECT TO DEVELOPMENT RIGHTS AND MAY BE CONVERTED INTO ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS.
5. SITE BENCHMARK: COLORADO DEPARTMENT OF HIGHWAYS MONUMENT, TOP OF BRASS CAP LOCATED ON THE SOUTHERN PROPERTY LINE OF THIS SITE. ELEVATION ABOVE FEET FROM BIRMINGHAM SURVEY: ELEVATIONS ARE LISTED TO THE SUBSTRATE ON FILE WITH THE FRISCO SANITATION DISTRICT, SAID INVERT HAVING AN ELEVATION OF 5065.4 FEET ABOVE SEA LEVEL.

**TITLE COMPANY CERTIFICATE**

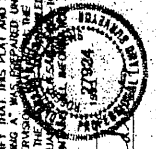
WE LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREW IN CONNECTION WITH THIS SURVEY. THE INSTRUMENTS AND ENCUMBRANCES, EXCEPT AS FOLLOWS: 4838187, 488229, 470694, 470695, 470825, 480026, 477285, 477296, 477307, 48642

DATED THIS 23<sup>RD</sup> DAY OF FEBRUARY 1995.

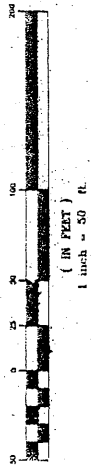
AGENT: *[Signature]*

**LAND SURVEYOR'S CERTIFICATE**

I, ROBERT E. ANREWS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF LAKE FOREST CONDOMINIUMS BUILDING A, WAS PREPARED UNDER SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION AND THAT I AM THE LAND SURVEYOR AND THAT THE MONUMENTS WERE SET PURSUANT TO THE REQUIREMENTS AND I FURTHER CERTIFY THAT THIS PLAT COMPLY WITH THE REQUIREMENTS OF C.R.S. 138-313-209. DATED THIS 23<sup>RD</sup> DAY OF FEBRUARY 1995.



**GRAPHIC SCALE**



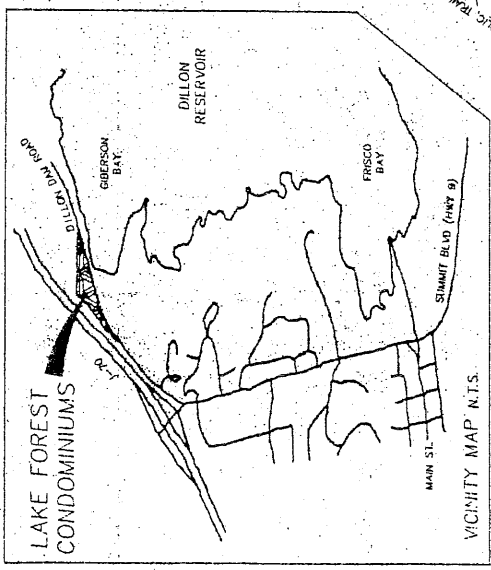
$\Delta = 0213'44''$   
 $R = 1220.92'$   
 $L = 47.50'$   
 CHORD =  
 $N 4927'06'' E$   
 $47.50'$

SOUTH 1/4 SECTION 23

CHORD =  
 $N 54'59'56'' E$   
 $188.57'$

$\Delta = 08'51'29''$   
 $R = 1220.92'$   
 $L = 188.76'$

POINT OF BEGINNING



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN THREE YEARS FROM THE DATE OF THE CERTIFICATION ATTACHED HEREON.

TOWN OF FRISCO PLANNIR  
 THE PLANNING COMMISSION OF THE TOWN OF FRISCO, COLORADO HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR THE RECORDS OF THE TOWN OF FRISCO. APPROVED BY THE TOWN OF FRISCO PLANNIR: *[Signature]*

APPROVAL BY THE TOWN OF FRISCO, COLORADO  
 THIS PLAT OF THE CONDOMINIUM PROJECT WAS ACCEPTED AND SALES CONTRACTS WERE SIGNED BY THE TOWN OF FRISCO, COLORADO. APPROVED BY THE TOWN OF FRISCO, COLORADO: *[Signature]*

ATTEST:  
 TOWN CLERK: *[Signature]*

**OWNER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS THAT LAKE FOREST LIMITED LIABILITY COMPANY BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION**

SUBDIVISION AREA 1 AS SHOWN ON THE CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS BUILDINGS C & D TOWN OF FRISCO, SUMMIT COUNTY, COLORADO RECORDED UNDER RECEPTION NUMBER 94685, OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6th PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILLON DAM ROAD (S.C.R. 7) THENCE THE SOUTH 1/4 CORNER OF SAID SECTION 21 BEARS S 00°04'30" E 752.67 FEET DISTANT A BEARING THENCE S 02°51'29" E 186.37 FEET DISTANT THENCE N 89°54'00" E 311.72 FEET THENCE N 65°53'30" E 292.64 FEET THENCE N 65°53'30" E 100.13 FEET THENCE S 23°04'30" E 71.26 FEET THENCE S 65°53'30" W 168.94 FEET THENCE S 38°35'30" W 167.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.639 ± AC.  
0.360 ACRE MORE OR LESS

HAS LAIN OUT, PLATTED AND SUBDIVIDED SAID TRACT INTO CONDOMINIUM UNITS AND BLDG. UNITS AND THE SAME INTO CONDOMINIUMS BUILDINGS C AND D, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE TOWN OF FRISCO, STATE OF COLORADO, THE EASEMENTS AND OTHER PUBLIC AREAS AS SHOWN HEREON AND DOES HEREBY DEDICATE THOSE AREAS AND EASEMENTS TO THE TOWN OF FRISCO FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

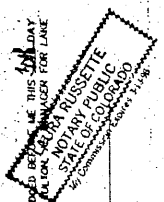
IN WITNESS WHEREOF, THE SAID OWNER LAKE FOREST LIMITED LIABILITY COMPANY HAS CAUSED ITS NAME TO BE SUBSCRIBED THIS 30<sup>th</sup> DAY OF MAY 1995.

*Robert E. Anderson*  
BY: ROBERT E. ANDERSON  
MANAGER

NOTARIAL  
STATE OF COLORADO }  
COUNTY OF SUMMIT } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF MAY 1995 BY ROBERT E. ANDERSON, MANAGER FOR LAKE FOREST LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES  
WITNESS MY HAND AND OFFICIAL SEAL  
*[Signature]*  
NOTARY PUBLIC

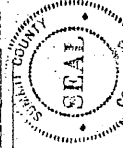


SUMMIT COUNTY CLERK AND RECORDER'S ACCEPTANCE

STATE OF COLORADO }  
COUNTY OF SUMMIT } SS

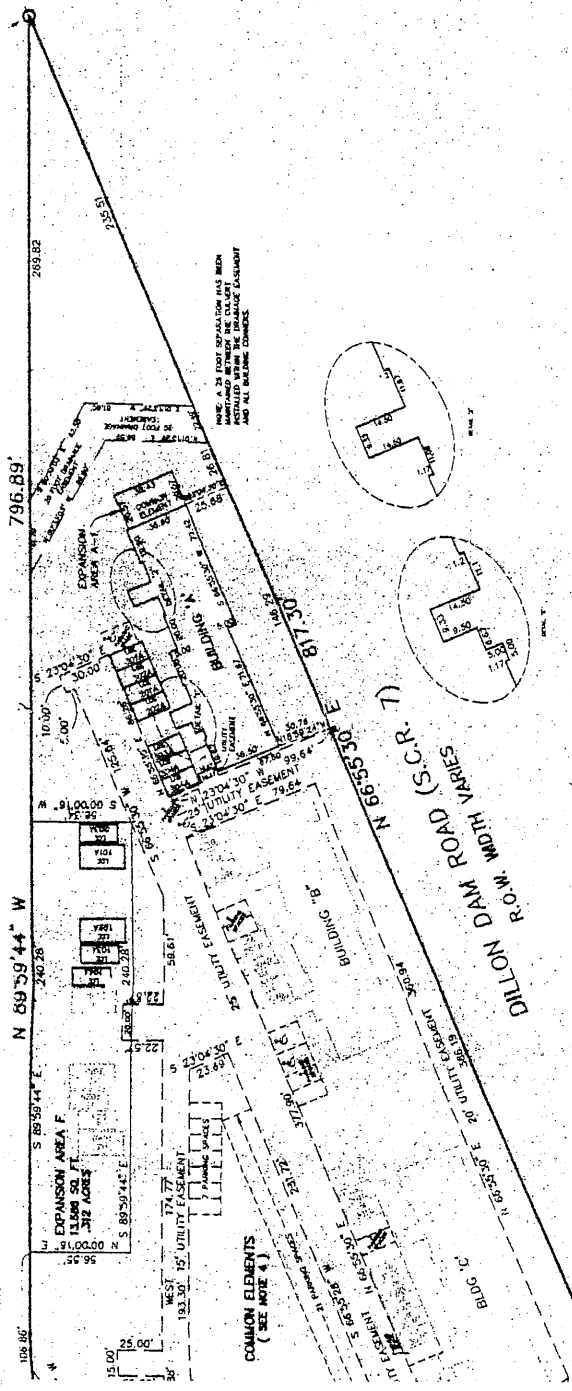
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:58 PM, COLOGIC, ON THIS 30<sup>th</sup> DAY OF MAY 1995.

Debra K. Gamm, By *[Signature]*  
SUMMIT COUNTY CLERK AND RECORDER



ROB ANDREWS LAND SURVEYING	
P. O. BOX 1351, BRECKENRIDGE, CO 80644 (303) 453-1860	
CONDOMINIUM MAP	
LAKE FOREST CONDOMINIUMS	
BUILDING A	
TOWN OF FRISCO	
SUMMIT COUNTY, COLORADO	
PROJECT 94685	DATE 04/07/95
SHAPE BY R.E.A.	SCALE 1" = 50'
DWG NO. 94685A	SHEET 1 OF 3

Case D 99A



**NOTES:**

1. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKE FOREST CONDOMINIUMS IS RECORDED UNDER RECEIPT # NO. 44128 IN THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.
2. BUILDING ENVELOPE AND EASEMENT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ADJACENT COURSES UNLESS OTHERWISE NOTED.
3. PURSUANT TO THE REQUIREMENTS OF 136-33-3-209 COLORADO REVISED STATUTES (1992), THE FOLLOWING REAL PROPERTY DEPICTED ON THIS PLAN AS EXPANSION AREAS "A", "T", AND "Y" ALL AS FURTHER DESCRIBED HEREON, SHALL BE SUBJECT TO CERTAIN DEVELOPMENT RIGHTS RESERVED HEREON AND SPECIFICALLY INCLUDING THE RIGHTS TO SUBJECT ALL OR A PORTION OF SAID REAL PROPERTY TO THE PROVISIONS OF THE DECLARATION AND TO CREATE ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS TO THE EXPANSION PROPERTY.
4. ALL THE REAL PROPERTY DESCRIBED IN THIS PLAN ARE COMMON ELEMENTS EXCEPT THE 48 CONDOMINIUM UNITS. PORTIONS OF THE COMMON ELEMENTS ARE Labeled WITH CONDOMINIUM UNITS AND ARE SUBJECT TO DEVELOPMENT RIGHTS AND MAY BE CONVERTED INTO ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS.

5. ONE RECONSTRUCTION COLORADO DEPARTMENT OF HIGHWAYS MONUMENT, TOP OF BENCH MARK, LOCATED ON THE SOUTHERN PROPERTY LINE OF THIS SITE, ELEVATION 8068.1 FEET FROM THE NATIONAL SURVEY ELEVATIONS ARE PASED UPON THE INVERT OF SANITARY MANHOLE MP-26 ACCORDING TO THE RESULTS ON FILE WITH THE COLORADO DEPARTMENT OF HIGHWAYS AND ELEVATION OF 8068.1 FEET ABOVE SEA LEVEL.

**TITLE COMPANY CERTIFICATE**

WE LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DESIGNATED BY WRITING OF THIS PLAN AND TITLE TO ALL SUCH LANDS IS UNENCUMBERED EXCEPT AS FOLLOWS:

470694, 470695, 470815, 480084  
472287, 472296, 472302, 18242

DATED THIS 25<sup>th</sup> DAY OF MAY 1995.

*[Signature]*  
AGENT

**LAND SURVEYER'S CERTIFICATE**

I, ROBERT E. ANDERSON, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAN AND SURVEY OF LAKE FOREST CONDOMINIUMS BUILDING A, WAS PREPARED UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION AND THE PLAN AND SURVEY ARE TRUE AND ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO ALL REQUISITES REQUIRED BY C.R.S. 136-33-3-209.

DATED THIS 30<sup>th</sup> DAY OF MAY 1995.

*[Signature]*  
ROBERT E. ANDERSON, P.L.S. 770624

APPROVAL BY THE TOWN COUNCIL  
THIS PLAN OF 30<sup>th</sup> DAY OF MAY 1995 IS APPROVED FOR FILING THIS 10<sup>th</sup> DAY OF JULY 1995. THE DEDICATION OF PUBLIC WAYS SHOWN ON THIS PLAN DOES NOT BE ACCESSIBLE TO THE TOWN'S SPECIFICATIONS BY THE SATISFACTORILY COMPLETED TO THE TOWN'S SPECIFICATIONS BY THE SUBDIVIDER. UPON SUCH SATISFACTORY COMPLIANCE, THE TOWN COUNCIL OF THE TOWN OF FRISCO SHALL ADOPT A RESOLUTION ACCEPTING THE SAID DEDICATION OF PUBLIC WAYS AND DULY RECORD SUCH ACCEPTANCE.

TOWN CLERK  
*[Signature]*

ATTEST:  
*[Signature]*  
TOWN CLERK



**TOWN OF FRISCO PLANNING COMMISSION APPROVAL**

THE PLANNING COMMISSION OF FRISCO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAN OF THE ABOVE SUBDIVISION AT A MEETING OF SAID COMMISSION HELD ON THIS 30<sup>th</sup> DAY OF MAY 1995.

*[Signature]*  
CLERK



796.89'

N 89°59'44" W

N 89°59'44" W

N 89°59'44" W

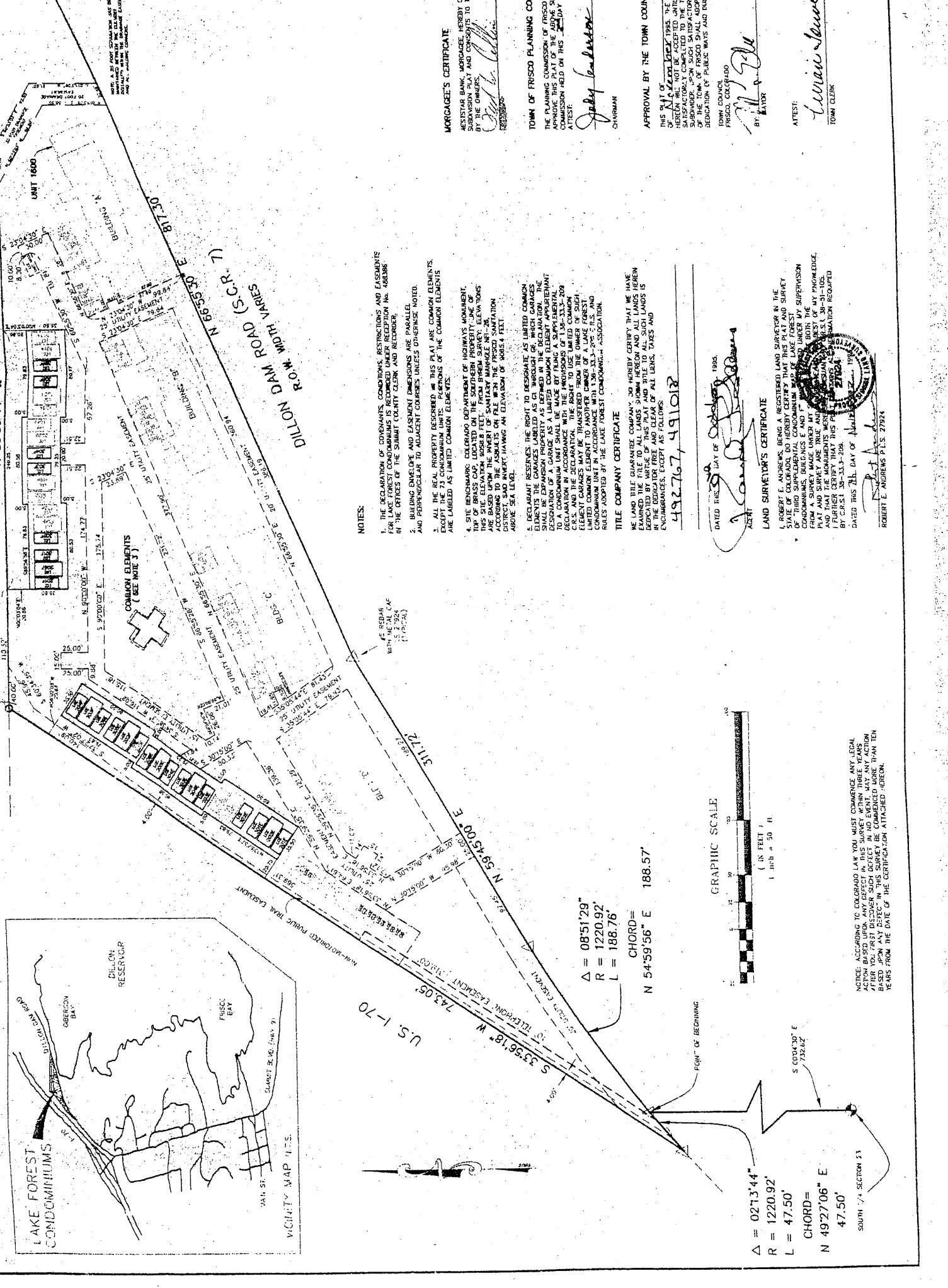
N 89°59'44" W

N 89°59'44" W

N 89°59'44" W

N 89°59'44" W

N 89°59'44" W



**MORTGAGEE'S CERTIFICATE**

RESTITUTION BANK MORTGAGE, HEREBY CON  
SUBDIVISION PLAT AND CONSENTS TO THE  
BY THE OMBUDS  
ATTEST: *[Signature]*

**TOWN OF FRISCO PLANNING COM**

THE PLANNING COMMISSION OF FRISCO DE  
SUBDIVISION PLAT OF THE ABOVE SUB  
COMMISSION HELD ON THIS 14<sup>TH</sup> DAY OF  
ATTEST: *[Signature]*  
CHAIRMAN

**TITLE COMPANY CERTIFICATE**

WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE  
EXAMINED THE TITLE TO ALL LANDS SHOWN AND HAVE FOUND THAT SUCH LANDS IS  
FREE FROM ALL ENCUMBRANCES, TAXES AND LIENS, AND CLEAR OF ALL SUCH LANDS IS  
DEEDS, RECORDS, FREE AND CLEAR OF ALL TAXES, TAXES AND  
ENCUMBRANCES, EXCEPT AS FOLLOWS:

492-767, 491-012  
DATED THIS 29<sup>TH</sup> DAY OF OCTOBER 1984

**LAND SURVEYOR'S CERTIFICATE**

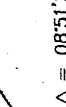
I, ROBERT E. ANDREWS, BEING A REGISTERED LAND SURVEYOR IN THE  
STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY  
OF THIRD SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST  
CONDOMINIUMS, BUILDINGS E AND F  
FROM A SURVEY MADE UNDER MY  
PLAT AND SURVEY OF THE FIRST PART OF MY PROMISE, E  
I FURTHER CERTIFY THAT THIS PLAT AND SURVEY  
BY C.R.S. 38-33-3-209.  
DATED THIS 27<sup>TH</sup> DAY OF OCTOBER 1984  
ROBERT E. ANDREWS P.L.S. 27924

**NOTES:**  
1. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR LAKE FOREST CONDOMINIUMS IS RECORDED UNDER RECEPTION NO. 488386  
IN THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.  
2. BUILDING ENVELOPE AND EASEMENT DIMENSIONS ARE PARALLEL  
AND PERPENDICULAR TO ADJACENT COMMONS UNLESS OTHERWISE NOTED.  
3. ALL THE REAL PROPERTY DESCRIBED IN THIS PLAT ARE COMMON ELEMENTS,  
EXCEPT THE 21 CONDOMINIUM UNITS. PORTIONS OF THE COMMON ELEMENTS  
ARE LABELED AS LIMITED COMMON ELEMENTS.  
4. SITE BENCHMARK COLORADO DEPARTMENT OF HIGHWAYS MONUMENT  
THIS SITE ELEVATION 8088.8 FEET. FROM BIRCH SURVEY. ELEVATIONS  
ARE BASED UPON THE INVERT OF SANTIAGO MARSH. NO CORRECTION  
ACCORDING TO THE ASPHALT ON ELEVATION OF 100.0 FEET.  
5. DECLARANT RESERVES THE RIGHT TO DESIGNATE AS LIMITED COMMON  
ELEMENTS ANY PART OF THE COMMONS, INCLUDING GARAGES WHICH GARAGES  
SHALL BE CONSIDERED AS PART OF THE COMMONS UNLESS OTHERWISE NOTED.  
DESIGNATION OF A GARAGE AS A LIMITED COMMON ELEMENT IS NOT  
TO A CONDOMINIUM UNIT SHALL BE THE GARAGE, INCLUDING THE GARAGE  
CEILING, AND THE DECLARATION. THE RIGHT TO USE LIMITED COMMON  
ELEMENT GARAGES MAY BE TRANSFERRED FROM THE OWNER OF SUCH  
LIMITED COMMON ELEMENT TO ANOTHER OWNER OF SUCH LIMITED COMMON  
ELEMENT PROVIDED THAT SUCH TRANSFER IS MADE IN WRITING AND  
ACCEPTED BY THE LAKE FOREST CONDOMINIUM ASSOCIATION.  
RULES ADOPTED BY THE LAKE FOREST CONDOMINIUM ASSOCIATION.

**CHORD=**  
N 54°59'56" E 188.57'  
**Δ = 08°51'29"**  
**R = 1220.92'**  
**L = 188.76'**

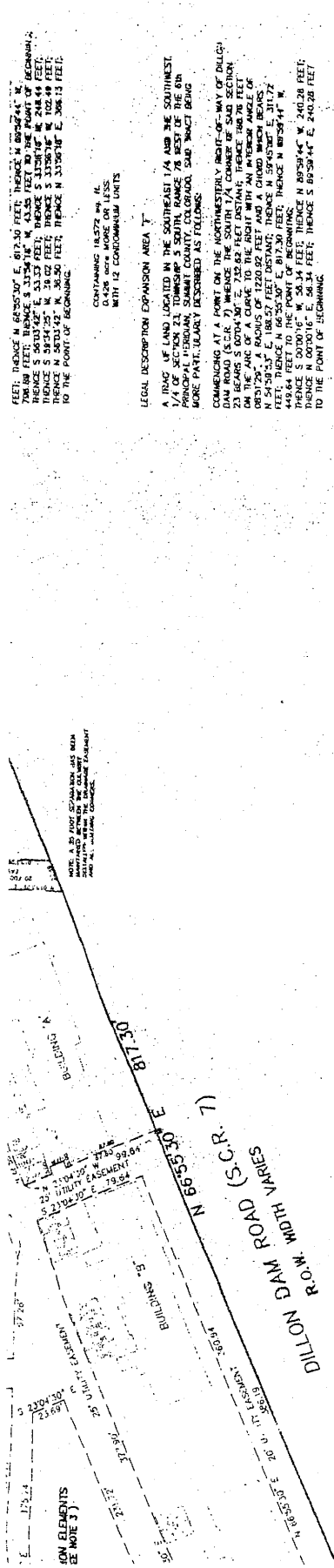
**CHORD=**  
N 49°27'06" E  
**Δ = 02°13'44"**  
**R = 1220.92'**  
**L = 47.50'**

SOUTH 1/4 SECTION 23



POINT OF BEGINNING  
S 33°56'18" W 743.05'  
S 35°18'18" W 743.05'  
N 54°59'56" E 188.57'  
N 49°27'06" E 47.50'

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL  
ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 90 DAYS OF THE DATE  
AFTER YOU FIRST DISCOVER SUCH DEFECT. NO DEFECTS WILL BE COMMENCED MORE THAN TEN  
YEARS FROM THE DATE OF THE CERTIFICATION ATTACHED HEREON.



**NOTES:**

1. THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR LAKE FOREST CONDOMINIUMS IS RECORDED UNDER RECEPTION NO. 488388 AT THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.
2. BUILDING ENVELOPE AND EASEMENT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ADJACENT COURSES UNLESS OTHERWISE NOTED.
3. ALL THE REAL PROPERTY DESCRIBED IN THIS PLAT ARE COMMON ELEMENTS, EXCEPT THE 73 CONDOMINIUM UNITS. PORTIONS OF THE COMMON ELEMENTS ARE LABELED AS LIMITED COMMON ELEMENTS.
4. SITE BENCHMARK, COLORADO DEPARTMENT OF HIGHWAYS, ADJUTANT, TOP OF BRASS CAP, LOCATED ON THE SOUTHWEST CORNER OF WHICH CARRIES THIS SITE ELEVATION 8058.8 FEET. FROM ELEVATION SURVEY, ELEVATION POINTS ARE BASED UPON THE INVERT OF SANITARY MANHOLE #81-28. ELEVATION POINTS ON FILE WITH THE RECORDED SURVEY DISTRICT SAID ADJUTANT HAVING AN ELEVATION OF 8054.4 FEET ABOVE SEA LEVEL.
5. DECLARANT RESERVES THE RIGHT TO REDEVELOP AS LIMITED COMMON ELEMENTS ANY PORTION OF THE COMMON ELEMENTS WHICH CARRIES DESIGNATION OF A GARAGE AS A LIMITED COMMON ELEMENT APPURTENANT TO A CONDOMINIUM UNIT SHALL BE MADE BY FILING A SUPPLEMENTAL DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS TO THESE C.R.S. AND THE DECLARATION. THE RIGHT TO USE LIMITED COMMON ELEMENT GARAGES MAY BE TRANSFERRED FROM THE OWNER OF SUCH LIMITED COMMON ELEMENT TO ANOTHER OWNER OF A LAKE FOREST CONDOMINIUM UNIT AS PROVIDED IN THE C.R.S. AND RULES ADOPTED BY THE LAKE FOREST CONDOMINIUM ASSOCIATION.

**MORTGAGEE'S CERTIFICATE**

EXISTING BANK MORTGAGE, HEREBY CONSENTS AND JOINS IN THIS SUBDIVISION PLAT AND CONSENTS TO THE DESIGNATION MADE HEREIN BY THE OWNERS.

*John L. Callahan, Sr. Vice Pres.*  
 PRESIDENT

**TOWN OF FRISCO PLANNING COMMISSION APPROVAL**

THE PLANNING COMMISSION OF FRISCO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING OF SAID COMMISSION HELD ON THIS 21<sup>st</sup> DAY OF SEPTEMBER, 1985.

*Judy Leventer*  
 CHAIRMAN

**APPROVAL BY THE TOWN COUNCIL**

THIS PLAT OF LAKE FOREST 1985, THE DECLARATION OF PUBLIC WAYS SHOWN HEREON WILL NOT BE ACCEPTED UNTIL SAID PUBLIC WAYS HAVE BEEN SUBDIVIDED UPON SAID PLAT IN ACCORDANCE WITH THE SPECIFICATIONS BY THE TOWN OF FRISCO SHALL ADOPT A RESOLUTION ACCEPTING THE SAID DESIGNATION OF PUBLIC WAYS AND ONLY RECORD SUCH ACCEPTANCE.

TOWN COUNCIL  
 FRISCO, COLORADO  
*John D. DeLo*  
 MAYOR



**AGENT**

*Laurie Seave*  
 TOWN CLERK



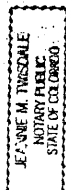
**SUMMIT COUNTY CLERK AND RECORDER'S ACCEPTANCE**

STATE OF COLORADO )  
 COUNTY OF SUMMIT ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE UNDER RECEPTION NO. 488388 ON THE 21<sup>st</sup> DAY OF SEPTEMBER, 1985.  
*Doris L. Brill*  
 SUMMIT COUNTY CLERK AND RECORDER

ROB ANDREWS LAND SURVEYING		CONDOMINIUM MAP	
P. O. BOX 1351, BRECKENRIDGE, CO 80424		( 303 ) 431-1860	
LAKE FOREST CONDOMINIUMS			
BUILDINGS E AND F			
TOWN OF FRISCO			
SUMMIT COUNTY, COLORADO			
DATE	BY	DATE	BY
FILED	FILED	FILED	FILED
SHEET 7	SHEET 7	SHEET 7	SHEET 7

Case D 133A



NOTARIAL  
 STATE OF COLORADO )  
 COUNTY OF SUMMIT ) SS

I, JEANNE M. TINSDALE, NOTARY PUBLIC, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED BEFORE ME THIS 21<sup>st</sup> DAY OF SEPTEMBER, 1985 BY ROBERT E. FULLON, AS MANAGER FOR LAKE FOREST LIMITED LIABILITY COMPANY.

BY DECLASSIFICATION EXPRESS  
 BY FRISCO CITY CLERK AND RECORDER  
*Doris L. Brill*  
 NOTARY PUBLIC

**SUMMIT COUNTY CLERK AND RECORDER'S ACCEPTANCE**

STATE OF COLORADO )  
 COUNTY OF SUMMIT ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE UNDER RECEPTION NO. 488388 ON THE 21<sup>st</sup> DAY OF SEPTEMBER, 1985.  
*Doris L. Brill*  
 SUMMIT COUNTY CLERK AND RECORDER

**TITLE COMPANY CERTIFICATE**

WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN REFERRED TO BY THIS PLAT AND TITLE TO ALL SUCH LANDS IS UNENCUMBERED, EXCEPT AS FOLLOWS:

482767, 491018

DATED THIS 21<sup>st</sup> DAY OF SEPTEMBER, 1985

*Robert E. Andrews*  
 AGENT

**LAND SURVEYOR'S CERTIFICATE**

I, ROBERT E. ANDREWS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF CONDOMINIUMS, BUILDINGS E AND F, WERE PREPARED UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY PERSONAL SUPERVISION AND THAT BOTH THE PLAT AND SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THIS PLAT AND SURVEY COMPLY WITH ALL REQUIREMENTS OF THE STATUTE AND RULES AND REGULATIONS REQUIRED BY C.R.S. 38-13-208.

DATED THIS 21<sup>st</sup> DAY OF SEPTEMBER, 1985

*Robert E. Andrews*  
 ROBERT E. ANDREWS, P.L.S. 27924



THIRD SUPPLEMENTAL CONDOMINIUM MAP OF  
**LAKE FOREST CONDOMINIUMS**

BUILDINGS E AND F PLAN VIEW  
 S. 23, T. 5 S., R. 78 W OF THE 6th P.M.  
 TOWN OF FRISCO  
 SUMMIT COUNTY, COLORADO

BUILDING 'E'

ELEVATION 9087.66	LOFT UNIT 301 ELEVATION 9118.21'	ELEVATION 9118.21'	LOFT UNIT 302 ELEVATION 9118.12'	ELEVATION 9118.12'	LOFT UNIT 303 ELEVATION 9118.12'	ELEVATION 9118.12'	LOFT UNIT 304 ELEVATION 9118.12'	ELEVATION 9118.12'
	UNIT 301 ELEVATION 9109.14'	ELEVATION 9109.14'	UNIT 302 ELEVATION 9109.14'	ELEVATION 9109.05'	UNIT 303 ELEVATION 9109.05'	ELEVATION 9109.05'	UNIT 304 ELEVATION 9109.05'	ELEVATION 9109.05'
	UNIT 201 ELEVATION 9087.81'	ELEVATION 9087.81'	UNIT 202 ELEVATION 9087.80'	ELEVATION 9087.64'	UNIT 203 ELEVATION 9087.21'	ELEVATION 9087.21'	UNIT 204 ELEVATION 9088.02'	ELEVATION 9088.02'
	GARAGE LEVEL ELEVATION 9087.81'	ELEVATION 9087.73'	GARAGE LEVEL ELEVATION 9087.80'	ELEVATION 9087.64'	GARAGE LEVEL ELEVATION 9087.21'	ELEVATION 9087.21'	GARAGE LEVEL ELEVATION 9088.12'	ELEVATION 9088.12'

NOTE: ALL ELEVATIONS ARE  
 TO FINISHED FLOORS



TYPICAL CEILING HEIGHTS FOR INDIVIDUAL UNITS

BUILDING 'E'

LOFT UNIT 302 ELEVATION 9087.84'	LOFT UNIT 303 ELEVATION 9087.21'	LOFT UNIT 304 ELEVATION 9084.49'	LOFT UNIT 305 ELEVATION 9081.17'	LOFT UNIT 306 ELEVATION 9077.11'
UNIT 302 ELEVATION 9087.84'	UNIT 303 ELEVATION 9087.21'	UNIT 304 ELEVATION 9084.49'	UNIT 305 ELEVATION 9081.17'	UNIT 306 ELEVATION 9077.11'
UNIT 202 ELEVATION 9087.84'	UNIT 203 ELEVATION 9087.21'	UNIT 204 ELEVATION 9084.49'	UNIT 205 ELEVATION 9081.17'	UNIT 305 ELEVATION 9077.11'
GARAGE LEVEL ELEVATION 9087.84'	GARAGE LEVEL ELEVATION 9087.21'	GARAGE LEVEL ELEVATION 9084.49'	GARAGE LEVEL ELEVATION 9081.17'	GARAGE LEVEL ELEVATION 9077.11'

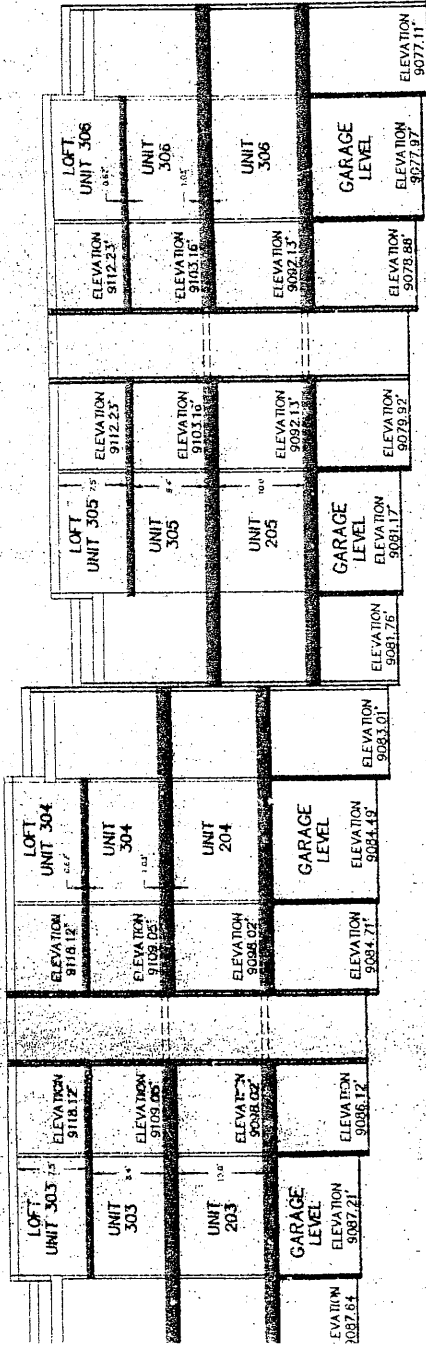
BUILDING 'E'

LOFT UNIT 301	ELEVATION 9118.21'	LOFT UNIT 302	ELEVATION 9118.21'	LOFT UNIT 303	ELEVATION 9118.12'	LOFT UNIT 304	ELEVATION 9118.12'	LOFT UNIT 305	ELEVATION 9118.12'
UNIT 301	ELEVATION 9109.14'	UNIT 302	ELEVATION 9109.14'	UNIT 303	ELEVATION 9109.05'	UNIT 304	ELEVATION 9109.05'	UNIT 305	ELEVATION 9109.05'
UNIT 201	ELEVATION 9098.02'	UNIT 202	ELEVATION 9098.02'	UNIT 203	ELEVATION 9098.02'	UNIT 204	ELEVATION 9098.02'	UNIT 205	ELEVATION 9098.02'
GARAGE LEVEL	ELEVATION 9087.81'	GARAGE LEVEL	ELEVATION 9087.81'	GARAGE LEVEL	ELEVATION 9087.21'	GARAGE LEVEL	ELEVATION 9084.43'	GARAGE LEVEL	ELEVATION 9081.17'
ELEVATION 9087.86'	ELEVATION 9087.86'	ELEVATION 9087.86'	ELEVATION 9087.84'	ELEVATION 9087.84'	ELEVATION 9084.71'	ELEVATION 9084.43'	ELEVATION 9081.01'	ELEVATION 9081.76'	ELEVATION 9081.17'

NOTE: ALL ELEVATIONS ARE TO FINISHED FLOORS



**BUILDING 'E'**



TYPICAL CEILING HEIGHTS FOR INDIVIDUAL UNITS

**ROB ANDREWS LAND SURVEYING**  
 P. O. BOX 1351, BALECKENBROOK, CO 80424  
 (303) 451-1860

PROJECT		DATE
CONDOMINIUM MAP		11/1/95
BUILDING 'E'		
LAKE FOREST CONDOMINIUMS		
TOWN OF FRISCO		
SUMMIT COUNTY, COLORADO		
DRAWN BY	DSK	SHEET
DATE	5/6/7	5 OF 7

**CASE D 138A 502042**

26  
**BROADBAND EASEMENT AND RIGHT OF ENTRY AGREEMENT**

THIS BROADBAND EASEMENT AND RIGHT OF ENTRY AGREEMENT (this "Access Agreement") dated as of October 1, 1996 is made and entered into by and between Heritage Cablevision of Colorado, Inc., a(n) Colorado corporation ("Operator"), and Lake Forest Condominium Association a Colorado corporation ("Association"), effective as of the date of Operator's execution of this Access Agreement set forth below.

**RECITALS**

A. The Association represents a multiple dwelling residential community known as Lake Forest Condominium, whose address is 101 A,B,C,D,E,F Lakeview Terrace, Frisco, Colorado, 80443, (the "Premises"), consisting of 73 units plus any units added or constructed in the future (the "Complex"). A legal description of the Premises is attached hereto as Exhibit A

B. Operator owns and operates a cable television system in Frisco, Colorado (the "System").

C. Association and Operator desire to provide for Operator's access to the Premises in order to install the equipment necessary to provide multi-channel video programming and any other services that it may lawfully provide (the "Services") to the Premises, on the terms and conditions provided herein.

**AGREEMENTS**

In consideration of the mutual promises and conditions herein set forth, Association and Operator agree as follows:

**1. Ownership of the Premises.** Association warrants that it has the right and authority, as attorney-in-fact for each owner, to manage, control and deal with the interest of the owner in the Common Elements, as well as to grant this Easement in the General Common Elements, pursuant to the recorded Declaration of Covenants of the Complex. This Agreement constitutes the legal, valid and binding obligation of the Association.

**2. Easements: Access.** Association hereby grants, bargains and conveys to Operator an irrevocable easement in gross across, under and over the Premises as necessary or desirable for the routing, installation, maintenance, service and operation of the Equipment (as hereinafter defined), and the marketing and provision of the Services. Association agrees that the Operator may from time to time enter into various agreements or arrangements with its approved lessees, agents or authorized vendors (collectively, the "Agents") and access to, and entry upon, the Premises granted by Association pursuant to this Section shall extend to such Agents. After the Premises have been wired for the provision of Services, Association shall provide Operator's employees and contractors access to the Premises at reasonable times for the exercise of its easement rights hereunder. In addition to the other rights granted by Association hereunder, upon termination of this Access Agreement, Association hereby grants, bargains and conveys to Operator the right to enter the Premises in order to remove the Equipment from the Premises if Operator so desires.

**3. Equipment.** Operator may install, maintain, service, operate and upgrade on the Premises coaxial cable and/or fiber optic line, internal wiring, amplifiers, converters and other equipment necessary for the provision of the Services (the "Equipment"). The Equipment shall at all times be owned by, and remain the property of, Operator, whether or not attached to or incorporated in the Premises, and neither Association nor any resident of the Premises shall have or obtain any right, title or interest therein. The Equipment does not constitute a fixture of the Premises. Association shall in no way

attach to or use in any manner the Equipment or any portion thereof. Association shall have no obligation to service or maintain the Equipment.

#### 4. Type of Account; Provision of Services.

Operator shall provide the Services to the Premises as follows:

a) Bulk Rate Account: Operator shall market and contract with the Association for certain of the Services in accordance with a Bulk Rate Agreement to be entered by Operator and Association. Operator, or the Agents, shall market and contract with individual residents of the Premises for all other Services, and all arrangements for connecting, serving and billing residents of the Premises for such Services shall be made directly between Operator or the Agents, and such residents.

b) The Services shall initially be provided as set forth above. During the term of this Access Agreement, the method of billing may be changed (i.e., from a bulk rate to an individual rate account and visa versa) without in any way affecting the validity of this Agreement.

#### 5. Damage to the Premises or Equipment; Indemnification; Survival.

a) Operator shall repair any damage to the Premises caused by Operator, its employees, or the Agents. Operator shall hold harmless and indemnify Association from and against any and all losses or damages (including reasonable attorneys' fees) resulting from Operator's or the Agents' installation, maintenance, service, removal or operation of the Equipment or any other equipment of Agent, except loss or damage arising from any negligent or intentional act or omission of Association or its agents or employees, or any residents of the Premises.

b) Association shall repair any damage to the Equipment caused by Association, its agents, or employees, or any resident of the Premises. Association shall hold harmless and indemnify Operator from and against any and all losses or damages (including reasonable attorneys' fees) arising from or with respect to (i) any negligent or intentional act or omission of Association or its agents or employees, or any resident of the Premises, or (ii) any claim, demand, legal proceeding or similar action instituted by any person or entity providing multichannel video programming or other services similar in nature to the Services provided to the Premises as of or prior to the date of this Access Agreement, or its successor or assign.

c) The rights and obligations set forth in this Section 5 and the last sentence of Section 2 shall survive termination of this Access Agreement.

**6. Insurance.** Operator shall obtain and maintain in full force and effect throughout the initial Term and any Renewal Term, with reputable insurers qualified to do business in the state or states in which the Premises are located, general liability insurance in amounts of not less than \$500,000 for injury to any one person, \$500,000 aggregate for any single occurrence, and \$500,000 for property damage.

**7. Other Systems.** In consideration of Operator's investment in the Equipment and other valuable consideration, for a period of time ending upon the earlier of (a) the date of termination of this Access Agreement or (b) the tenth anniversary of the effective date of this Access Agreement, Association shall not, without the prior written consent of Operator, operate or install or permit the operation or installation of any other antenna, receiver, converter, cable or other signal amplification system on the Premises for use in connection with radio and television equipment.

**8. Force Majeure.** Operator shall not be deemed to be in breach of this Access Agreement if it is unable to perform its obligations hereunder as a result of the occurrence of an event of "force majeure," which shall include, but not be limited to, acts of God, acts of the government of the United States or of any state or political subdivision thereof, strikes, civil riots or disturbances, fire, floods, explosions, earthquakes, wind, storms, hurricanes, lightning, other similar catastrophes or other causes beyond Operator's control.

**9. Term; Termination.** This Access Agreement shall be effective on the date hereof and continue for a period of 10 years (the "Initial Term"), and thereafter shall automatically continue for 1 additional term, each additional term consisting of the same number of years as the Initial Term (each a "Renewal Term"), unless either party gives the other written notice of non-renewal at least six months prior to the end of the Initial Term or then-effective Renewal Term, as appropriate. All notices which are given pursuant to this Section shall be sufficient in all respects if given in writing and delivered personally, by telecopy, by overnight courier, or by registered or certified mail, postage prepaid, to the receiving party at the respective address set forth below their signatures on the signature page to this Access Agreement or to such other address as such party may have given notice to the other pursuant hereto. Notice shall be deemed given on the date of delivery, in the case of personal delivery, on the date specified in the telecopy confirmation, in the case of telecopy, or on the delivery or refusal date, as specified on the return receipt, in the case of overnight courier or registered or certified mail.

**10. Successors to Both Parties; Related Parties to Operator.** The benefits and obligations of this Access Agreement shall inure to and be binding upon the successors, assigns, heirs, and personal representatives of Operator and Association. If Association shall sell, transfer or encumber the Premises, such sale or encumbrance shall be subject to this Access Agreement, which touches and concerns and runs with the land. The rights and obligations of Operator under this Access Agreement may be enjoined, enforced or performed, as the case may be, by Operator and any other entity controlling, controlled by or under common control with Operator.

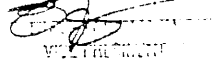
**11. Legal Actions.** If legal action is necessary to enforce any provision of this Access Agreement or any agreement relating hereto, the prevailing party in such action shall be entitled to recover its costs and expenses of such action, including reasonable attorney's fees. Association acknowledges that the breach by Association of any of its obligations under this Access Agreement cannot be reasonably or adequately compensated in damages in any action at law and that a breach of this Access Agreement by Association will cause Operator irreparable injury and damage; Association, therefore, expressly agrees that in the event of a breach or threatened breach of this Access Agreement, Operator shall be entitled to injunctive and other equitable relief against Association. Resort to equitable relief shall not in any way be construed as a waiver of any other rights or remedies which Operator may have at law or otherwise.

**12. Authorizations.** The person signing on behalf of the Association represents that he/she is an authorized agent of Association, with full authority to bind Association to the terms and conditions of this Access Agreement. This Access Agreement shall not be binding upon Operator until signed by an authorized representative of Operator.

**13. Miscellaneous Provisions.** This Access Agreement supersedes any and all other access agreements, either oral or written, between the parties hereto. This Access Agreement contains the entire agreement between Association and Operator and may not be amended except by an agreement in writing signed by the parties. Whenever possible, each provision of this Access Agreement shall be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of this Access Agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Access Agreement.

The parties have executed this Access Agreement by their duly-authorized representatives.

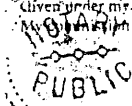
**OPERATOR:**  
Heritage Cablevision of Colorado, Inc.  
d/b/a TC1 Cablevision of the Rockies, Inc.

By:   
Name: Steve Santamarina  
Title: Vice President  
Address: 0140 Metcalf Road PO Box 439  
Avon, CO 81620  
Attn: General Manager  
Telecopy: 970-949-9138 Phone: 970-949-9138

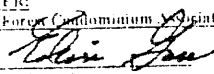
STATE OF COLORADO \_\_\_\_\_

COUNTY OF DENVER \_\_\_\_\_

This instrument was acknowledged before me on August 7, 1995 by Steve Santamarina, Vice President of Heritage Cablevision of Colorado, Inc.  
 Given under my hand and seal of office  
 My commission expires 1-31-2001  
 Notary Public

 PUBLIC


\_\_\_\_\_  
 Title and Rank

**OWNER:**  
Lake Forest Condominium Association  
By:   
Name: Edwin Gass  
Title: President  
Address: PO Box 627  
Frisco, CO 80443  
Attn: President  
Telecopy: 970-668-5514  
Phone: 970-668-5500

STATE OF MINNESOTA \_\_\_\_\_

COUNTY OF RICE \_\_\_\_\_

This instrument was acknowledged before me on 7-28, 1995 by Edwin Gass as President of Lake Forest Condominium Association  
 Given under my hand and seal of office  
 My commission expires 1-31-2000  
 Notary Public

 JANET I. GILBERTSON  
 Notary Public - Minnesota  
 My Comm. Expires Jan. 31, 2000

\_\_\_\_\_  
 Title and Rank

EXHIBIT A

To  
Broadband Easement and Right of Entry Agreement  
dated

October 1, 1996

between

Lake Forest Condominium Association

and

Heritage Cablevision of Colorado, Inc.

d/b/a TCI Cablevision of the Rockies, Inc.

Legal Description

Town of Frisco, County of Summit, State of Colorado

LAKE FOREST CONDOMINIUMS, according to the Condominium Map thereof filed June 12, 1995, at Reception No. 492785, and according to the Condominium Declaration for Lake Forest Condominiums recorded March 27, 1995, at Reception No. 488386, as amended by instruments recorded May 4, 1995, at Reception No. 490486, June 12, 1995, at Reception No. 492784, September 25, 1995, at Reception No. 499589, November 9, 1995, at Reception No. 503042 and November 28, 1995, at Reception No. 504213.