



20.1

SUPPLEMENTAL DECLARATION
FOR
THE PONDS AT BLUE RIVER

THIS SUPPLEMENTAL DECLARATION is made the date set forth below by Ponds at Blue River Associates, LLC, a Colorado limited liability company, with an address of 5690 DTC Parkway Suite 280W, Englewood, CO 80111 ("**Declarant**").

RECITALS

A. Declarant has executed that certain Declaration of The Ponds at Blue River ("**Declaration**"), which Declaration has been recorded in the records in the Office of the Clerk and Recorder of the County of Summit, State of Colorado.

B. The Declaration has been amended and supplemented by documents recorded in the records in the Office of the Clerk and Recorder of the County of Summit, State of Colorado.

C. Article 7 of the Declaration provides enlargement, expansion and other reserved rights of the Declarant.

D. *Exhibit C* of the Declaration provides the legal description of property which Declarant may annex to The Ponds at Blue River ("**Annexable Property**").

E. The undersigned Declarant desires to annex a portion of the Annexable Property to The Ponds at Blue River pursuant to Article 7 of the Declaration and desires to establish additional Units.

The undersigned hereby declares as follows:

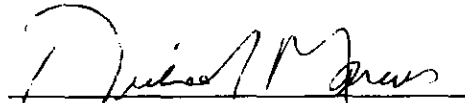
1. Annexation of Property. Pursuant to Article 7 of the Declaration, the property described in *Exhibit A* attached hereto and incorporated herein by this reference, being a portion of the Annexable Property, is annexed to The Ponds at Blue River and is made a part of the "Real Estate." The property described in *Exhibit A* shall hereafter be held, sold, conveyed, encumbered, leased, rented, occupied and improved subject to the terms and provisions of the Declaration.

2. Number of Units/Allocated Interests. The Declarant hereby establishes additional Units within the Community, which Units are identified in a Map, which Map also describes and includes the property described in *Exhibit A*. Immediately upon the recording of this Supplemental Declaration and a Map for the property described in *Exhibit A*, the number of additional Units and their allocated interests shall be as set forth in *Exhibit B-1*, and the total number of Units and their allocated interests shall be as set forth in *Exhibit B-2*.

3. Definitions. Unless otherwise defined herein, additionally capitalized terms defined in the Declaration shall have the same meaning herein.

IN WITNESS WHEREOF, the undersigned Declarant has hereunto set its hand and seal.

PONDS AT BLUE RIVER ASSOCIATES, LLC
By: WS BLUE RIVER ASSOCIATES, LLC,

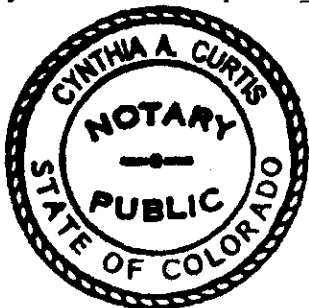

Richard Marcus, Manager

STATE OF COLORADO)
) ss.
COUNTY OF Arapahoe)

The foregoing Declaration was acknowledged before me by Richard Marcus of WS Blue River Associates, LLC, a Colorado limited liability company, Manager of Ponds at Blue River Associates, LLC, a Colorado limited liability company, on this 21 day of June, 2000.

Witness my hand and official seal.

My commission expires: 2-7-04



My Commission Expires 02-07-2004



Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY ANNEXED HEREBY

A PARCEL OF LAND, PART OF LOT 3, PONDS AT BLUE RIVER, SEC.36,
T 4 S, R 78 W, TOWN OF SILVERTHORNE, SUMMIT COUNTY, STATE OF
COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION,
THENCE ALONG THE SOUTH LINE OF THE SECTION S89°55'49"E, 741.13
FEET; N00°13'03"E, 625.34 FEET TO THE TRUE POINT OF BEGINNING.

THENCE N00°13'03"E, 135.34 FEET; THENCE S75°40'24"E, 242.97 FEET;
THENCE S14°19'35"W, 131.25 FEET; THENCE N75°40'24"W, 209.98 FEET;
TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 29726.5 SQUARE FEET OR 0.682 ACRES.

Subject to the terms, conditions, obligations and provisions of the documents and exceptions to
title of record, including the following:

1. Patent recorded June 16, 1955 at Reception No. 75778.
2. Instrument recorded April 25, 1944 in Book 132 at Page 59.
3. Instrument recorded July 26, 1956 in Book 150 at Page 318.
4. Ordinances recorded July 6, 1981 at Reception No. 225567 and at Reception
No. 227036.
5. Instrument recorded December 11, 1982 at Reception No. 249358.
6. Instruments recorded December 15, 1982 at Reception No. 249359; January
7, 1983 at Reception No. 250391; June 5, 1985 at Reception No. 297954 and
January 23, 1995 at Reception No. 485074.
7. Instruments recorded June 14, 1983 at Reception No. 257911; recorded
February 16, 1984 at Reception No. 273119; recorded June 5, 1985 at
Reception No. 297953; and recorded December 26, 1985 at Reception No.
309536.
8. Instruments recorded August 5, 1983 at Reception No. 261018.
9. Instruments recorded December 19, 1991 at Reception No. 414585 and
recorded January 17, 1992 at Reception No. 416133.

10. Instrument recorded January 23, 1995 at Reception No. 485076.
11. Agreement for cable television entered into with AT&T/TCI and recorded or to be recorded.
12. Other documents and interest of record.

EXHIBIT B - 1

ADDITIONAL UNITS

Building	Unit
S-2	120 Robin Drive
S-2	122 Robin Drive
S-2	124 Robin Drive
S-2	126 Robin Drive

Totals:

1

4

EXHIBIT B - 2**TOTAL UNITS**

Building	Unit	Square Footage	Percentage of Ownership Interest in Common Elements and Percentage of Common Expenses	Votes in the Association
S-1	110 Robin Drive	1905	.05	1
S-1	112 Robin Drive	1701	.05	1
S-1	114 Robin Drive	1701	.06	1
S-1	116 Robin Drive	1905	.05	1
S-2	120 Robin Drive	1905	.05	1
S-2	120 Robin Drive	1701	.05	1
S-2	120 Robin Drive	1701	.05	1
S-2	120 Robin Drive	1905	.05	1
S-3	130 Robin Drive	1905	.05	1
S-3	132 Robin Drive	1701	.05	1
S-3	134 Robin Drive	1701	.05	1
S-3	136 Robin Drive	1905	.05	1
S-5	150 Robin Drive	1905	.05	1
S-5	152 Robin Drive	1701	.05	1
S-5	154 Robin Drive	1701	.05	1
S-5	156 Robin Drive	1789	.05	1
S-6	160 Robin Drive	1911	.05	1
S-6	162 Robin Drive	1701	.05	1
S-6	164 Robin Drive	1701	.05	1
S-6	166 Robin Drive	1911	.05	1

Totals**5****20****28,744****1.00****20**