

BUILDING 2 SUPPLEMENT TO CONDOMINIUM DECLARATION
FOR SNOWSCAPE CONDOMINIUMS

Summit County
Clerk and Recorder
01/21 10:33 AM '80

217292

AMBER ENTERPRISES, INC., a Colorado Corporation, hereinafter called Declarant, hereby enters into this Supplement to Declaration for the purpose of expanding the Snowscape Condominium Project, located in Summit County, Colorado.

WHEREAS, the Declarant has executed a Declaration for Snowscape Condominiums dated the 23rd day of October, 1980 and recorded the 23rd day of October, 1980 at Reception No. 213812, providing for the submission of certain land, described in Exhibit A to this Supplement to the Declaration, together with the buildings and improvements erected thereon, and

WHEREAS, the Declarant has provided in Paragraph 27 of the Declaration, and reserved his sole and exclusive right to expand the Condominium Project from time to time by adding thereto all or any portion of the real property described in Exhibit B to the Declaration; and

WHEREAS, the Declarant desires to exercise his option and right to expand the Project, and supplements the Declaration to provide for the expansion of the Project by the submission thereto of a portion of the additional land and improvements and a division of the same into Condominium Units; and

WHEREAS, as additional Units are submitted to the terms of the Declaration by this Supplement to that Declaration, the undivided interest in and to the Common Elements appurtenant to each such Unit shall not be a part of the Common Elements of the Units described and initially created by the Declaration and the Map, nor a part of the Common Elements of subsequently submitted Units; provided, however, that all Owners of Units shall have a non-exclusive right in common with all of the other Owners to use all of the Common Elements within the Snowscape Condominium Project designated on the Map and all Supplements thereto.

NOW, THEREFORE Declarant hereby supplements the Declaration of Snowscape Condominiums as follows: Building 2 of Snowscape Condominiums will consist of one building containing a total of fifteen units. These units and their location within the building are depicted on the Supplemental Condominium Map for Snowscape Condominiums, Building 2 recorded at Reception No. 217293 of the Summit County Records.

Pursuant to the Declaration the undivided interest in and to the common elements appurtenant to each such Unit is hereby allocated to each Unit in accordance with the attached Exhibit B.

As set forth in the Declaration, the Declarant hereby reaffirms the reservation unto itself of certain rights, powers, and authorities, including without limitation the right to further expand the Condominium Project by adding all or any portion of the remaining or additional land to the provisions of the Declaration and to include the same as part of the Project.

Except as modified by this Supplement, the Declarant ratifies and affirms all of the terms and the provisions of the Declaration and By-laws of Snowscape Condominiums.

All references to the condominium Declaration for Snowscape Condominiums shall and are hereby deemed to include this first Supplement unless specific provision to the contrary is made.

IN WITNESS WHEREOF, Declarant has executed this Building 2 Supplement to the Condominium Declaration for Snowscape Condominiums this 11 day of December, 1980.

Declarant:

AMBER ENTERPRISES, INC., a Colorado Corporation

By: John R. Stevens, President

STATE OF COLORADO)
) ss.
County of Summit)

Subscribed and sworn to before me this 11th day of December, by AMBER ENTERPRISES, INC., a Colorado Corporation by John R. Stevens, President.

Lisa Wade
Notary Public

My Commission Expires: May 21, 1984



EXHIBIT A

BUILDING 2

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 29-B, THENCE S 00°09'04" E ALONG THE WEST LINE OF SAID LOT 29-B A DISTANCE OF 191.00 FEET; THENCE N 89°50'56" E A DISTANCE OF 158.00 FEET; THENCE N 51°55'10" E A DISTANCE OF 62.81 FEET; THENCE N 10°28'22" W A DISTANCE OF 97.00 FEET; THENCE N 31°14'15" E A DISTANCE OF 119.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 29-B; THENCE 258.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°34'37", A RADIUS OF 25645.06 FEET AND A CHORD WHICH BEARS N 77°45'19" W 258.19 FEET DISTANT TO THE POINT OF BEGINNING, CONTAINING 55,553 SQUARE FEET OR 1.275 ACRES, MORE OR LESS.

EXHIBIT B

TO CONDOMINIUM DECLARATION FOR
SNOWSCAPE CONDOMINIUMS

Fractional Interest in the Common Elements of the Owner
of each Unit:

PHASE ONE--BUILDING TWO

<u>Unit No.</u>	<u>Fractional Interest</u>
9490	1/15
9491	1/15
9492	1/15
9493	1/15
9494	1/15
9495	1/15
94101	1/15
94102	1/15
94103	1/15
94104	1/15
94105	1/15
94202	1/15
94203	1/15
94204	1/15
94205	1/15
Total	100%