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SUMMIT COUNTY
CLERK AND RECORDER

JAN 15 4 43 PM '98

COLLEEN MCMURPHY

SECOND AMENDMENT TO THE CONDOMINIUM DECLARATION
FOR WATCH HILL CONDOMINIUMS

WHEREAS, Colorado First Construction Co., a Colorado corporation executed a Condominium Declaration for Watch Hill Condominiums dated July 12, 1984 and recorded July 13, 1984 at Reception No. 280547 of the Summit County, Colorado records (hereinafter the "Declaration"); and recorded a Building B Supplement to the Condominium Declaration for Watch Hill Condominiums dated July 12, 1985 and recorded July 16, 1985 at Reception No. 300039 of the Summit County, Colorado records (hereinafter the "Building B Supplement"); and recorded a Special Amendment to the Condominium Declaration for Watch Hill Condominiums dated July 19, 1985 and recorded September 23, 1985 at Reception No. 303793 of the Summit County, Colorado records; and

WHEREAS, there is an inconsistency in the assessment for common expenses provision of the Declaration and in the Building B supplement; and

WHEREAS, pursuant to Paragraph 29(a) of the Declaration, this Condominium Project can no longer be enlarged; and

WHEREAS, Paragraph 22(a) of the Declaration provides that the Declaration may be amended if seventy-five per cent(75%) of the Owners and sixty-seven per cent(67%) of the First Mortgagees of Condominium Units consent and agree to such amendment by instrument(s) duly recorded; and

WHEREAS, the Owners and First Mortgagees now wish to amend this declaration to eliminate this inconsistency;

NOW THEREFORE, the undersigned seventy-five per cent(75%) of the Owners and sixty-seven per cent(67%) of the First Mortgagees hereby amend the Declaration and the Building B Supplement as follows:

Paragraph 29(e) of the Declaration and the sentence from the Building B Supplement "The Common Expenses of each Condominium Unit shall be determined by multiplying the total amount of funds needed by a fraction, the numerator of which shall be one, and the denominator of which shall be the total number of Condominium Units submitted to this Project." shall be eliminated in their entirety and are replaced with the following:

The assessments for Common Expenses shall be divided among all the Units as follows: 1) those costs and expenses for water and sewer service and for the Managing Agents shall be borne equally by all the Units; 2) all other costs and expenses shall be borne by the Owners according to the percentage of ownership of the Common Elements as stated in Exhibit A hereto.

EXHIBIT A
 TO THE SECOND AMENDMENT TO THE CONDOMINIUM DECLARATION
 FOR WATCH HILL CONDOMINIUMS

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

FRACTIONAL INTEREST UNIT NO.

1.57%	95111
1.89%	95112
5.19%	95113
2.61%	95114
1.89%	95115
5.17%	95121
5.19%	95122
6.49%	95123
1.99%	95124
5.19%	95125
3.57%	95211
3.89%	95212
2.61%	95213
5.19%	95214
3.89%	95215
1.57%	95216
5.17%	95221
5.19%	95222
3.99%	95223
6.49%	95224
5.19%	95225
5.17%	95226

