

12 00

BUILDING B  
SUPPLEMENT TO THE CONDOMINIUM DECLARATION  
FOR WATCH HILL CONDOMINIUMS

RECORDED  
JUL 15 10 38 AM '88  
COUNTY OF SUMMIT  
300035

Colorado First Construction Co., a Colorado corporation, being the Declarant under the Condominium Declaration for Watch Hill Condominiums (hereinafter the "Declarant") hereby enters into this Building B Supplement to the Condominium Declaration for Watch Hill Condominiums for the purpose of expanding the Watch Hill Condominium Project located in Summit County, Colorado.

WHEREAS, the Declarant executed the Condominium Declaration for Watch Hill Condominiums recorded July 13, 1984 at Reception No. 280847 (hereinafter the "Declaration") and has executed a Condominium Map of Watch Hill Condominiums, recorded July 13, 1984 at Reception No. 280846, (hereinafter the "Map") all of the Summit County, Colorado records; and

WHEREAS, Section 29 of the Declaration provides that the Declarant, for itself, its successors and assigns, shall have the right until January 1, 1988 to enlarge the Condominium Project by submitting additional real property and the improvements thereon as Condominium Units; and

WHEREAS, the Declarant now desires to exercise his option and right to expand the Project and supplement the Declaration to provide for the expansion of the Project by submitting to the Project that real property described in Exhibit A attached hereto and incorporated herein by this reference;

NOW THEREFORE, Declarant hereby supplements the Declaration for Watch Hill Condominiums as follows:

That real property described in Exhibit A hereto shall be submitted to the Watch Hill Condominium Project as Building B:

Building B of Watch Hill Condominiums will consist of twelve (12) Condominium Units. These units and their location within the Building are depicted on the Condominium Map of Watch Hill Condominiums Building B (hereinafter the "Supplemental Map") recorded at Reception No. 300035 of the Summit County, Colorado records.

Pursuant to the Declaration, the undivided interest in and to the Common Elements appurtenant to each unit within Watch Hill Condominiums Building B shall be as designated in Exhibit B attached hereto and incorporated herein by this reference. 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. Further, each Condominium Unit, regardless of the number of Owners, shall be entitled to one (1) vote for all purposes hereunder, which shall not change by enlargement of the Project.

Pursuant to the Declaration, as additional Units are submitted to this Project, the undivided interest in and to the Common Elements appurtenant to each 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 in the Project shall have a non-exclusive right in common with all of the other Owners to use all of the Common Elements within this entire Project designated on the Map and all supplements thereto.

As set forth in the Declaration, the Declarant hereby reaffirms the reservation unto itself of certain rights, powers and authorities. Except as modified by this Building B Supplement to the Condominium Declaration for Watch Hill Condominiums, the Declarant ratifies and affirms all of the terms and provisions of the Declaration and Bylaws of Watch Hill Condominiums. All references to the Declaration shall be and are hereby deemed to include this Building B Supplement to the Condominium Declaration for Watch Hill Condominiums unless specific provisions to the contrary are made.

IT IS HEREBY AGREED that this Building B Supplement to the Condominium Declaration for Watch Hill Condominiums may be executed in one or more counter parts, each of which shall be deemed an original, but all of which together shall constitute an original.

IN WITNESS WHEREOF, Declarant has executed this Building B Supplement to the Condominium Declaration for Watch Hill Condominiums this 12 day of July, 1985.

Attest:

[Signature]  
BY: [Signature]

DECLARANT: COLORADO FIRST CONSTRUCTION, CO.,  
a Colorado Corporation by:

[Signature]  
E. C. Albright, President

STATE OF COLORADO

County of Summit

The foregoing was acknowledged before me on July 12, 1985, by E. C. Albright as President of Colorado First Construction, Co., a Colorado corporation.

My commission expires: 6. 4. 87

[Signature]  
Notary Public



EXHIBIT A

TO THE BUILDING B SUPPLEMENT  
TO THE CONDOMINIUM DECLARATION  
FOR WATCH HILL CONDOMINIUMS

A TRACT OF LAND BEING A PORTION OF LOT 29A, A RESUBDIVISION OF LOT 29, WILDERNEST, FILING NO. 2, SUMMIT COUNTY, COLORADO, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 29A; THENCE ALONG THE SOUTH LINE OF SAID LOT 29A S 89°38'26" W A DISTANCE OF 179.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 89°38'26" W A DISTANCE OF 196.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 29A; THENCE N 00°09'04" W ALONG THE WEST LINE OF SAID LOT 29A A DISTANCE OF 253.60 FEET; THENCE S 77°10'49" E A DISTANCE OF 136.87 FEET; THENCE S 04°10'00" E A DISTANCE OF 24.00 FEET; THENCE N 89°45'00" E A DISTANCE OF 46.38 FEET TO THE NORTHWESTERLY CORNER OF WATCH HILL CONDOMINIUMS PHASE ONE, BUILDING A, A RECORDED CONDOMINIUM; THENCE ALONG THE WESTERLY BOUNDARY OF SAID WATCH HILL CONDOMINIUMS PHASE ONE, BUILDING A, FOR THE FOLLOWING THREE (3) COURSES:

- 1) S 00°04'00" E A DISTANCE OF 84.14 FEET;
- 2) N 67°33'00" W A DISTANCE OF 45.00 FEET;
- 3) S 04°10'00" E A DISTANCE OF 120.46 FEET TO THE POINT OF BEGINNING, CONTAINING 47,164 SQUARE FEET OR 1.083 ACRES.

EXHIBIT B  
TO THE BUILDING B SUPPLEMENT TO THE CONDOMINIUM DECLARATION FOR  
WATCH HILL CONDOMINIUMS  
BUILDING B

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

<u>UNIT NO.</u>	<u>FRACTIONAL INTEREST</u>
95211	7.10%
95212	7.14%
95213	4.80%
95214	9.51%
95215	7.14%
95216	7.10%
95221	9.48%
95222	9.52%
95223	7.33%
95224	11.90%
95225	9.51%
95226	9.47%