

*Fred C. Collet*  
Recorder

AMENDMENT TO CONDOMINIUM DECLARATION

FOR

THE TREES AT WILDERNESS

KNOW ALL MEN BY THESE PRESENTS that:

WHEREAS, Perrotti-Hauptman Development Co., a Colorado corporation, hereinafter referred to as "Declarant," did cause to be recorded on April 3, 1973, Reception No. 132839 in book 233 at pages 781 through 799 in the office of the Recorder of Deeds of Summit County, Colorado, a certain "Condominium Declaration for The Trees at Wilderness" (hereinafter referred to as "Declaration"), and

WHEREAS, the Declarant being the owner of all the property described in Exhibit A attached to said Declaration is desirous of amending certain provisions contained in said Declaration.

NOW, THEREFORE, Declarant hereby makes the following amendments to Paragraphs I-1 and V of the Declaration so that said paragraphs shall hereafter read as follows:

I. DEFINITIONS

L. "Association" means a Colorado nonprofit corporation bearing the name "The Trees (Building 'A') Condominium Association," formed for the purpose of managing, maintaining, repairing and administering the property and all buildings and improvements and common elements on a part of the property; of assessing, collecting and applying common expenses, for enforcing this declaration for acting as attorney-in-fact or trustee for condominium unit owners as hereafter set forth, and generally for administering the property. Its only members shall be owners of condominium units. A person who, for any reason, ceases to be such owner shall cease to be such member, which membership provisions shall be included in the Association's by-laws.

V. PARKING SPACES

Parking areas and facilities shall be under the control of the Declarant until the condominium project has been completed. Thereafter, the parking areas shall be under the control of the Association. Parking areas may be uncovered or partially enclosed.

Declarant further amends said Declaration by adding thereto a new paragraph XXV which shall read as follows:

XXV. PERIOD OF CONDOMINIUM OWNERSHIP

The separate condominium estates created by this Declaration and the Map shall continue until this Declaration is revoked in the manner and as is provided in paragraph XXI of this Declaration or until terminated in the manner and as is provided in paragraph XII of this Declaration.

Declarant hereby reaffirms all other terms and provisions of the Declaration not inconsistent with the aforesaid amendments.

IN WITNESS WHEREOF the Declarant has executed the foregoing Amendment this 27th day of June, 1974.

PERROTTI-HAUPTMAN DEVELOPMENT CO.

Attest:

By \_\_\_\_\_  
Vice-President

Secretary

CONSENT OF MORTGAGE

The undersigned, being the beneficiaries of that certain deed of Trust dated October 26, 1972, in Book 224 at pages 194 to 212, Summit County records, does hereby consent to, join in, and adopt the Condominium Declaration for the trees at Wildernest (recorded April 3, 1973, in Book 200, at pages 761 through 799) and the above Amendment to Condominium Declaration for the trees at Wildernest.

FIRST OF DENVER MORTGAGE INVESTORS  
By FIRST NATIONAL ADVISORS, INC.

By [Signature]  
Vice-President

STATE OF COLORADO  
CITY AND COUNTY OF DENVER }  
} ss.

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June, 1974, by JERRY WRENCH as Vice-President of FIRST NATIONAL ADVISORS, INC., as attorney-in-fact for FIRST OF DENVER MORTGAGE INVESTORS. Witness my hand and official seal.

My commission expires: \_\_\_\_\_

[Signature]  
NOTARY PUBLIC

