

BOOK 434 PAGE 932

245106

Second Supplemental Condominium Declaration
to the
Condominium Declaration
for the
Woodrun Five Townhouse Condominiums
Snowmass Village, Colorado
(Phase IIB)

LORETTA BANNER
PITKIN COUNTY RECORDER

NOV 14 1982

This Supplemental Condominium Declaration to the Condominium Declaration for the Woodrun Five Townhouse Condominiums (the "Supplement") is made this 7th day of November, 1982 by Woodrun Townhouses, Ltd., a Colorado limited partnership.

1. Definitions.

1.1 Declarant. "Declarant" shall mean Woodrun Townhouses, Ltd., a Colorado limited partnership.

1.2 Condominium Declaration. "Condominium Declaration" shall mean the Condominium Declaration for the Woodrun Five Townhouse Condominiums recorded on December 18, 1980 in Book 401 at Page 603 and rerecorded on December 22, 1980 in Book 401 at Page 875 of the office of the Clerk and Recorder of Pitkin County, Colorado.

1.3 Phase IIB Property. "Phase IIB Property" shall mean a portion of Parcel 1, Woodrun Unit Five Subdivision, Pitkin County, Colorado, according to the recorded plats thereof, as described on Exhibit A attached hereto, together with all buildings, structures and improvements of any kind thereon.

1.4 First Additional Property. Subject to the provisions of Section 2.1 of this Supplement, "First Additional Property" shall mean First Additional Property as described on Exhibit A to the First Supplemental Condominium Declaration to the Condominium Declaration for the Woodrun Five Townhouse Condominiums recorded on October 15, 1982, in Book 434 at Page 138 of the office of the Clerk and Recorder of Pitkin County, Colorado.

1.5 Terms Previously Defined. All terms defined in the Condominium Declaration shall have the same meaning when used in this Supplement, except to the extent such term is given a different meaning in this Supplement.

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2. Declaration.

2.1 Addition of Phase IIB Property. The Phase IIB Property is hereby added to and made a part of the Property, and the Phase IIB Property is also made a part of and is deemed within the First Additional Property, subject to the right of Declarant to add, from time to time, but within seven years from the date of the recording of the Condominium Declaration, the remainder of Parcel 1, Woodrun Unit Five Subdivision, Pitkin County, Colorado, according to the recorded plats thereof, together with all buildings, structures and improvements thereon, to the First Additional Property, as expanded herein, by subjecting such property to the Condominium Declaration in accordance with the provisions of Article 12 of such Condominium Declaration. The First Additional Property, as expanded herein and as further expanded from time to time, shall be a separate and distinct Lot as defined and described in Sections 1.5 and 1.10 of the Condominium Declaration. As Declarant further expands the First Additional Property, Declarant shall record a Supplemental Map and a Supplemental Declaration in the office of the Clerk and Recorder of Pitkin County, Colorado. The Supplemental Declaration shall contain an amendment to the schedule set forth on Exhibit B attached hereto of the percentage of ownership of Common Elements located within the First Additional Property, as further expanded, appurtenant to each Unit subject to this Supplement. The undivided ownership interest in the Common Elements located within the First Additional Property, as further expanded, appurtenant to each such Unit, shall be the relative percentage which the gross square footage of each such Unit bears to the gross square footage of all Units in the First Additional Property as further expanded. The First Additional Property, as further expanded, may include up to 12 total Units containing an aggregate of no more than 27,690 gross square feet. The consent of any Owner shall not be required prior to any expansion.

2.2 Additional Units. There shall be 4 Units located on the Phase IIB Property. These Units shall be designated 22, 23, 24 and 25 on a Map to be recorded in the office of the Clerk and Recorder of Pitkin County, Colorado. Designated on Exhibit B attached hereto is (a) a schedule of the undivided interests of the Owners of all Units located on the First Additional Property, as expanded herein, in the Common Elements constituting or in the Lot within which such Units are located, and (b) a schedule of the gross square footage for each of the above-described Units.

2.3 Common Elements. No portion of the real property Common Elements in the Phase IIB Property is Association Property.

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3. General. All provisions of the Condominium Declaration not specifically superceded by this Supplement shall apply to the Phase IIB Property.

IN WITNESS WHEREOF, Declarant has executed this Supplement the day and year first above written.

WOODRUN TOWNHOUSES, LTD.,
a Colorado limited partnership

By James W. Light
General Partner

STATE OF Colorado)
COUNTY OF Pitkin) ss.

Subscribed and sworn to before me this 1st day of November, 1982, by James W. Light a General Partner of Woodrun Townhouses, Ltd., a Colorado limited partnership.

WITNESS my hand and official seal.

Marla K. Vannice
Notary Public

Address: P.O. Box 5244
Snowmass Village Co. 81615
My commission expires:
10-6-86



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EXHIBIT A

ALL THAT PORTION OF WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 1, A SUBDIVISION RECORDED IN PLAT BOOK 10 AT PAGE 94 OF THE RECORDS OF PITKIN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 1, THENCE N00°00'00"E, 95.69 FEET ALONG THE WEST LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 1 TO THE SOUTHERLY LINE OF THAT PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 392 AT PAGE 537 OF THE RECORDS OF PITKIN COUNTY, COLORADO, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N00°00'00"E, 111.48 FEET ALONG THE WEST LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 1 TO THE NORTHWEST CORNER THEREOF;

THENCE S90°00'00"E, 62.00 FEET ALONG THE NORTHERLY LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 1;

THENCE N47°16'20"E, 90.88 FEET ALONG THE NORTHERLY LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 1 TO THE NORTHEASTERLY LINE THEREOF;

THENCE SOUTHEASTERLY 64.96 FEET ALONG THE NORTHEASTERLY LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 1 AND ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, SAID ARC HAVING A RADIUS OF 142.00 FEET, A DELTA ANGLE OF 26°12'40" AND BEING SUBTENDED BY A CHORD THAT BEARS S55°50'00"E, 64.40 FEET;

THENCE S21°03'38"W, 55.78 FEET;

THENCE S00°00'00"W, 64.93 FEET TO THE NORTHERLY LINE OF THAT PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AS DESCRIBED IN SAID BOOK 392 AT PAGE 537;

THENCE S90°00'00"E, 97.70 FEET ALONG THE NORTHERLY LINE OF THAT PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AS DESCRIBED IN SAID BOOK 392 AT PAGE 537 TO A POINT OF CURVE TO THE LEFT.

THENCE NORTHEASTERLY, 87.34 FEET ALONG THE NORTHERLY LINE OF THAT PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AS DESCRIBED IN SAID BOOK 392 AT PAGE 537 AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 55°36'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N62°12'00"E, 83.95 FEET;

THENCE N34°24'00"E, 12.79 FEET ALONG THE NORTHERLY LINE OF THAT PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE

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EASEMENT AS DESCRIBED IN SAID BOOK 392 AT PAGE 537 TO THE NORTHEASTERLY LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 1;

THENCE SOUTHEASTERLY, 20.01 FEET ALONG THE NORTHEASTERLY LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 1 AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST TO THE SOUTHERLY LINE OF THAT PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AS DESCRIBED IN SAID BOOK 392 AT PAGE 537, SAID ARC HAVING A RADIUS OF 286.68 FEET, A DELTA ANGLE OF 3°59'53" AND BEING SUBTENDED BY A CHORD THAT BEARS S55°36'00"E, 20.00 FEET;

THENCE S34°24'00"W, 12.79 FEET ALONG THE SOUTHERLY LINE OF THAT PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AS DESCRIBED IN SAID BOOK 392 AT PAGE 537 TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, 106.74 FEET ALONG THE SOUTHERLY LINE OF THAT PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AS DESCRIBED IN SAID BOOK 392 AT PAGE 537 AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 110.00 FEET, A DELTA ANGLE OF 55°36'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S62°12'00"W, 102.61 FEET;

THENCE N90°00'00"W, 259.70 FEET ALONG THE SOUTHERLY LINE OF THAT PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AS DESCRIBED IN SAID BOOK 392 AT PAGE 537 TO THE TRUE POINT OF BEGINNING.

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EXHIBIT B

<u>Lot</u>	<u>Unit</u>	<u>% Ownership of Common Elements</u>	<u>Unit Square* Footage</u>
**	22	15.5286	2,115
**	23	15.5286	2,115
**	24	15.5286	2,115
**	25	15.5286	2,115
**	29	18.9427	2,580
**	30	<u>18.9427</u>	<u>2,580</u>
		100%	13,620

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* Gross square footage.

** See Exhibit A attached hereto.

*** Declarant reserves the right to use Unit designations 26 through 28 for additional Units which may be constructed on Parcel 1, Woodrun Unit Five Subdivision.