

FOURTH SUPPLEMENTAL DECLARATION
TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR WOODRUN FIVE

LORETTA BANNER
PITKIN COY. RECORDER

OCT 4 10 32 AM '83

This Supplemental Condominium Declaration is made this 26th day of September, 1983, by The Snowmass Company, Ltd., a Colorado Limited Partnership.

1. Declaration. "Declaration" shall mean the Declaration of Covenants, Conditions and Restrictions for Woodrun Five, dated December 8, 1980, and recorded December 17, 1980 and rerecorded December 22, 1980, in Book 401 at Page 667 and in Book 401 at Page 912, of the records of the office of the County Clerk and Recorder of Pitkin County, Colorado, as supplemented by the First Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Woodrun Five, recorded in Book 434 at Page 143 of said records, on October 15, 1982, and as supplemented by the Second Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Woodrun Five, recorded in Book 434 at Page 932 of said records on November 1, 1982 and as supplemented by the Third Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Woodrun Five, recorded in Book 447 at Page 155 of said records on June 16, 1983.

2. Declarant. "Declarant" shall mean The Snowmass Company, Ltd., a Colorado limited partnership.

3. Property. "Property" shall mean that real property located in Woodrun Unit Five Subdivision, Pitkin County, Colorado described on Exhibit A to the Declaration.

4. Fourth Addition. "Fourth Addition to Woodrun Five" shall mean a portion of Parcel 9, Woodrun Unit Five Subdivision, Pitkin County, Colorado, as described on Exhibit A to this Supplemental Declaration.

5. Declaration. As provided in Article 12 of the Declaration, Declarant hereby declares that the real property within the Fourth Addition to Woodrun Five shall become a part of and shall be deemed within the Property as the term "Property" is used in the Declaration, and shall be deemed subject to all of the provisions contained in the Declaration, as amended from time to time, upon the recording of this instrument in the office of the Clerk and Recorder of Pitkin County, Colorado.

10-4-83

IN WITNESS WHEREOF, The Snowmass Company, Ltd. has executed this instrument the day and year first above written.

THE SNOWMASS COMPANY, LTD.

By James W. Rye
General Partner

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this 16 day of Sept., 1983, by James W. Rye as General Partner of The Snowmass Company, Ltd., a Colorado limited partnership.

Witness my hand and official seal.

My commission expires: 9-13-84

Katherine Reinhardt
Notary Public
P.O. Box 6263
Snowmass Village, CO 81615
Address



10-4-83

The Woodrun Five Townhouse Condominiums
(Phase III B)LEGAL DESCRIPTION

ALL THAT PORTION OF WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9, A SUBDIVISION RECORDED IN PLAT BOOK 13 AT PAGE 68 OF THE RECORDS OF PITKIN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9, THENCE S01°18'20"W, 87.79 FEET ALONG THE WEST LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9 TO THE SOUTHERLY LINE OF THAT PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AS SHOWN ON SAID WOODRUN FIVE SUBDIVISION OF PARCEL 9 TO THE TRUE POINT OF BEGINNING;

THENCE NORTHEASTERLY, 48.21 FEET ALONG THE SOUTHERLY LINE OF SAID PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 224.19 FEET, A DELTA ANGLE OF 12°19'16" AND BEING SUBTENDED BY A CHORD THAT BEARS N83°50'22"E, 48.12 FEET;

THENCE S90°00'00"E, 2.46 FEET ALONG THE SOUTHERLY LINE OF SAID PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 28.09 FEET ALONG THE SOUTHERLY LINE OF SAID PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AND ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 64°22'34" AND BEING SUBTENDED BY A CHORD THAT BEARS S57°48'43"E, 26.64 FEET;

THENCE S00°00'00"W, 28.81 FEET ALONG THE SOUTHERLY LINE OF SAID PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT;

THENCE S90°00'00"E, 70.00 FEET ALONG THE SOUTHERLY LINE OF SAID PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT TO THE SOUTHEAST CORNER THEREOF;

THENCE S00°00'00"W, 8.00 FEET ALONG THE EAST LINE EXTENDED SOUTHERLY OF SAID PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AND ALONG THE SOUTHERLY LINE OF THE WOODRUN FIVE TOWNHOUSE CONDOMINIUM MAP (PHASE IIIA), A CONDOMINIUM MAP IN THE COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

10-4-83

Exhibit A (continued)

The Woodrun Five Townhouse Condominiums
(Phase III B)

THENCE S57°57'00"E, 31.90 FEET ALONG THE SOUTHERLY LINE OF SAID THE WOODRUN FIVE TOWNHOUSE CONDOMINIUM MAP (PHASE IIIA);

THENCE S90°00'00"E, 142.09 FEET ALONG THE SOUTHERLY LINE OF SAID THE WOODRUN FIVE TOWNHOUSE CONDOMINIUM MAP (PHASE IIIA) TO THE EAST LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9;

THENCE S12°55'23"E, 47.06 FEET ALONG THE EAST LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9 TO THE SOUTHEAST CORNER THEREOF;

THENCE S86°34'30"W, 149.00 FEET ALONG THE SOUTH LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9;

THENCE N82°55'30"W, 52.01 FEET ALONG THE SOUTH LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9;

THENCE S71°14'00"W, 132.70 FEET ALONG THE SOUTH LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9 TO THE SOUTHWEST CORNER THEREOF;

THENCE N01°18'20"E, 153.86 FEET ALONG THE WEST LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9 TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AS DESCRIBED IN EXHIBIT A IN INSTRUMENT RECORDED IN BOOK 428 AT PAGE 950 OF THE RECORDS OF PITKIN COUNTY, COLORADO.

10-4-83

CONSENT

Woodrun Associates, Ltd., a Colorado limited partnership, as owner of the property described on Exhibit A to the Fourth Supplemental Declaration of Covenants, Conditions and Restrictions for Woodrun Five, and the improvements thereon, hereby consents on this 26th day of ~~September~~ September 1983 to the submission of such property to the Declaration.

WOODRUN ASSOCIATES, LTD.,
a Colorado limited partnership

By James W. Lytle
General Partner

STATE OF COLORADO)
COUNTY OF PITKIN) ss.

The foregoing instrument was acknowledged before me this 26 day of Sept., 1983, by James W. Lytle, as General Partner of Woodrun Associates, Ltd., a Colorado limited partnership.

WITNESS my hand and official seal.

Katherine Reichardt
Notary Public

Address: P.O. Box 6263
Snowmass Village, Co 81615

My commission expires: 9-13-84



MAS:m

10-4-83

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BOOK 452 PAGE 906

LORETTA BANNER
PITKIN CTY. RECORDER

FOURTH SUPPLEMENTAL CONDOMINIUM DECLARATION TO THE
CONDOMINIUM DECLARATION FOR THE
WOODRUN FIVE TOWNHOUSE CONDOMINIUMS
SNOWMASS VILLAGE, COLORADO
(Phase IIIB)

OCT 4 10 33 AM '83

This Supplemental Condominium Declaration to the
Condominium Declaration for the Woodrun Five Townhouse
Condominiums is made this 26th day of September, 1983, by
Woodrun Townhouses, Ltd., a Colorado limited partnership.

1. Definitions.

1.1 Condominium Declaration. "Condominium Declaration" shall mean the Condominium Declaration For The Woodrun Five Townhouse Condominiums, Snowmass Village, Colorado, dated December 8, 1980, and recorded December 17, 1980, and re-recorded December 22, 1980, in Book 401 at Page 630 and in Book 401 at Page 875, respectively, of the records in the office of the County Clerk and Recorder of Pitkin County, Colorado as amended and supplemented from time to time.

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

1.3 Third Additional Property. Subject to the provisions of Section 2.1 of this Supplement, "Third Additional Property" shall mean Third Additional Property as described on Exhibit A to the Third Supplemental Condominium Declaration to the Condominium Declaration for the Woodrun Five Townhouse Condominiums recorded on June 16, 1983, in Book 447 at Page 160 of the office of the Clerk and Recorder of Pitkin County, Colorado.

1.4 Phase IIIB Property. "Phase IIIB Property" shall mean a portion of Parcel 9, 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.

1.5 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.

2. Declaration.

2.1 Addition of Phase IIIB Property. The Phase IIIB Property is hereby added to and made a part of the

10-4-83

Property, and the Phase IIIB Property is also made a part of and is deemed within the Third Additional Property. The Third Additional Property, as expanded herein, shall be a separate and distinct Lot as defined and described in Sections 1.5 and 1.10 of the Condominium Declaration.

2.2 Additional Units. There shall be 4 Units located on the real property described on Exhibit A attached hereto. These Units shall be designated 42, 43, 44 and 45 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 in the Third Additional Property, as expanded herein, in the Common Elements constituting or in the Lot within which the Units are located, and (b) a schedule of the gross square footage for each Unit in the Third Additional Property, as expanded herein.

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

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

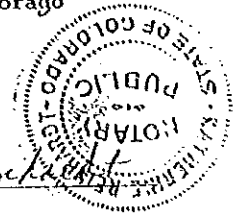
10-4-83

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this 20 day of Sept., 1983, by James W. Light as General Partner of Woodrun Townhouses, Ltd., a Colorado limited partnership.

Witness my hand and official seal.

My Commission expires: 9-13-84



Kathleen Rinckel
Notary Public
P.O. Box 6263
Arroyo Viejo, CO 81615
Address

10-4-83

CONSENT

BOOK 452 PAGE 909

Woodrun Associates, Ltd., a Colorado limited partnership, as fee title owner of the Phase IIIB Property and the improvements thereon, hereby consents on this ~~16th~~ ^{26th} day of ~~September~~ 1983, to the submission of such property to the Condominium Declaration.

WOODRUN ASSOCIATES, LTD., a Colorado limited partnership

By *J. Mervyn Lytt*
General Partner

STATE OF COLORADO)
COUNTY OF PITKIN) ss.

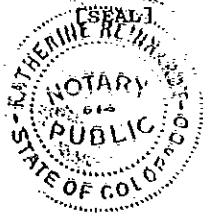
The foregoing instrument was acknowledged before me this 26th day of Sept., 1983, by *J. Mervyn Lytt* as General Partner of Woodrun Associates, Ltd., a Colorado limited partnership.

WITNESS my hand and official seal.

Katherine Reinhardt
Notary Public

Address: *P.O. Box 6263*
Showerman's Village, CO 81615

My commission expires: *9-13-87*.



10-4-83

The Woodrun Five Townhouse Condominiums
(Phase III B)LEGAL DESCRIPTION

ALL THAT PORTION OF WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9, A SUBDIVISION RECORDED IN PLAT BOOK 13 AT PAGE 68 OF THE RECORDS OF PITKIN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9, THENCE S01°18'20"W, 87.79 FEET ALONG THE WEST LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9 TO THE SOUTHERLY LINE OF THAT PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AS SHOWN ON SAID WOODRUN FIVE SUBDIVISION OF PARCEL 9 TO THE TRUE POINT OF BEGINNING;

THENCE NORTHEASTERLY, 48.21 FEET ALONG THE SOUTHERLY LINE OF SAID PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 224.19 FEET, A DELTA ANGLE OF 12°19'16" AND BEING SUBTENDED BY A CHORD THAT BEARS N83°50'22"E, 48.12 FEET;

THENCE S90°00'00"E, 2.46 FEET ALONG THE SOUTHERLY LINE OF SAID PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 28.09 FEET ALONG THE SOUTHERLY LINE OF SAID PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AND ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 64°22'34" AND BEING SUBTENDED BY A CHORD THAT BEARS S57°48'43"E, 26.64 FEET;

THENCE S00°00'00"W, 28.81 FEET ALONG THE SOUTHERLY LINE OF SAID PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT;

THENCE S90°00'00"E, 70.00 FEET ALONG THE SOUTHERLY LINE OF SAID PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT TO THE SOUTHEAST CORNER THEREOF;

THENCE S00°00'00"W, 8.00 FEET ALONG THE EAST LINE EXTENDED SOUTHERLY OF SAID PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AND ALONG THE SOUTHERLY LINE OF THE WOODRUN FIVE TOWNHOUSE CONDOMINIUM MAP (PHASE IIIA), A CONDOMINIUM MAP IN THE COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

10-4-83

Exhibit A (continued)

The Woodrun Five Townhouse Condominiums
(Phase III B)

THENCE S57°57'00"E, 31.90 FEET ALONG THE SOUTHERLY LINE OF SAID THE WOODRUN FIVE TOWNHOUSE CONDOMINIUM MAP (PHASE IIIA);

THENCE S90°00'00"E, 142.09 FEET ALONG THE SOUTHERLY LINE OF SAID THE WOODRUN FIVE TOWNHOUSE CONDOMINIUM MAP (PHASE IIIA) TO THE EAST LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9;

THENCE S12°55'23"E, 47.06 FEET ALONG THE EAST LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9 TO THE SOUTHEAST CORNER THEREOF;

THENCE S86°34'30"W, 149.00 FEET ALONG THE SOUTH LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9;

THENCE N82°55'30"W, 52.01 FEET ALONG THE SOUTH LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9;

THENCE S71°14'00"W, 132.70 FEET ALONG THE SOUTH LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9 TO THE SOUTHWEST CORNER THEREOF;

THENCE N01°18'20"E, 153.86 FEET ALONG THE WEST LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9 TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PRIVATE ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT AS DESCRIBED IN EXHIBIT A IN INSTRUMENT RECORDED IN BOOK 428 AT PAGE 950 OF THE RECORDS OF PITKIN COUNTY, COLORADO.

10-4-83

EXHIBIT B

<u>Lot</u>	<u>Unit</u> ***	<u>% Ownership of Common Elements</u>	<u>Unit Square Footage*</u>
**	34	9.956	2,286
**	35	9.473	2,175
**	36	7.282	1,672
**	37	8.101	1,860
**	38	7.282	1,672
**	39	8.101	1,860
**	40	7.744	1,778
**	41	9.581	2,200
**	42	8.253	1,895
**	43	8.135	1,868
**	44	8.196	1,882
**	45	7.896	1,813
		100.0008	22,961

* Gross Square Footage

** Parcel 9, Woodrun Unit Five Subdivision, according to the recorded plat thereof.

*** Declarant reserved the right to use Unit designations 23 through 28 for additional Units which may be constructed on Parcel 1, Woodrun Unit Five Subdivision on Exhibit B to the Second Supplemental Condominium Declaration to the Condominium Declaration for the Woodrun Five Townhouse Condominiums Snowmass Village, Colorado (Phase IIA) recorded in Book 434 at Page 141.

10-4-83