

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

OCT 18 3 29 PM '82

LORETTA BANN  
PITKIN CTY RECORDER

244821

This Supplemental Condominium Declaration to the  
Condominium Declaration for the Woodrun Five Townhouse  
Condominiums (the "Supplement") is made this 18 day of  
October, 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 First Additional Property. Subject to the  
provisions of Section 2.1 of this Supplement, "First  
Additional 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 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 First Additional Property. The  
First Additional Property is hereby added to and made a part  
of the 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 by subjecting such property to  
the Condominium Declaration in accordance with the provisions

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of Article 12 of such Condominium Declaration. The First Additional Property, as so 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 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 expanded, appurtenant to each Unit subject to this Supplement. The undivided ownership interest in the Common Elements located within the First Additional Property, as 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 expanded. The First Additional Property, as 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 2 Units located on the real property described on Exhibit A attached hereto. These Units shall be designated 29 and 30 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 these Units 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.

2.3 Common Elements. No portion of the real property Common Elements in the First Additional Property is Association Property.

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 All provisions of the Condominium Declaration not specifically superceded by this Supplement shall apply to the First Additional Property.

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

WOODRUN TOWNHOUSES, LTD.,  
a Colorado limited partnership

By Jane W. Light  
General Partner

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EXHIBIT B

BOOK 434 PAGE 141

<u>Lot</u>	<u>Unit ***</u>	<u>% Ownership of Common Elements</u>	<u>Unit Square* Footage</u>
**	29	50	2,577
**	30	<u>50</u>	<u>2,577</u>
		100%	5,154

\* Gross square footage.

\*\* See Exhibit A attached hereto.

\*\*\* Declarant reserves the right to use Unit designations 23 through 28 for additional Units which may be constructed on Parcel 1, Woodrun Unit Five Subdivision.

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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  $N00^{\circ}00'00''E$ , 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; thence  $S90^{\circ}00'00''E$ , 146.14 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.

Thence  $S00^{\circ}00'00''W$ , 89.23 feet to the Southerly line of said Woodrun Unit Five Subdivision of Parcel 1;

Thence  $N87^{\circ}28'20''E$ , 135.00 feet along the Southerly line of said Woodrun Unit Five Subdivision of Parcel 1;

Thence  $N46^{\circ}22'20''E$ , 157.59 feet along the Southerly line of said Woodrun Unit Five Subdivision of Parcel 1 to the most Easterly Corner thereof;

Thence Northwesterly, 49.90 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, a delta angle of  $9^{\circ}58'23''$  and being subtended by a chord that bears  $N48^{\circ}36'52''W$ , 49.84 feet;

Thence  $S34^{\circ}24'00''W$ , 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  $55^{\circ}36'00''$  and being subtended by a chord that bears  $S62^{\circ}12'00''W$ , 102.61 feet;

Thence  $N90^{\circ}00'00''W$ , 113.56 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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