

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

ICRETTA BANNER
PITKIN CTY. RECORDER

This Supplemental Condominium Declaration to the
Condominium Declaration for the Woodrun Five Townhouse
Condominiums is made this 5th day of June, 1983, by
Woodrun Townhouses, Ltd., a Colorado limited partnership.

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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 a portion of Parcel 9, Woodrun Unit Five Subdivision, Pitkin County, Colorado, according to the recorded plats thereof, as described in Exhibit A attached hereto, together with all buildings, structures and any kind of improvements 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 Third Additional Property. The Third 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 9, Woodrun Unit Five Subdivision, Pitkin County, Colorado, according to the recorded plats thereof, together with all buildings, structures and improvements thereon, to the Third 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 Third 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 Third 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 Third Additional Property, as expanded, appurtenant to each Unit subject to this Supplement. The undivided ownership interest in the Common Elements located within the Third 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 Third Additional Property as expanded. The Third Additional Property, as expanded, may include up to 12 total Units containing an aggregate of no more than 22,912 gross square feet. The consent of any Owner shall not be required prior to an expansion.

2.2 Additional Units. There shall be 8 Units located on the real property described on Exhibit A attached hereto. These Units shall be designated 34, 35, 36, 37, 38, 39, 40 and 41 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 Third Additional Property is Association Property.

3. General. All provisions of the Condominium Declaration not specifically superceded by this Supplement shall apply to the Third 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 James J. Chaff
General Partner

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STATE OF COLORADO)
City and County) ss.
COUNTY OF PITKIN Denver)

The foregoing instrument was acknowledged before me
this 15th day of June, 1983, by James J. Chaffin Jr. as
General Partner of Woodrun Townhouses, Ltd., a Colorado
limited partnership.

Witness my hand and official seal.

My Commission expires: March 16, 1986



Michael A. Strick
Notary Public
1675 Broadway #2600
Denver CO 80202
Address

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CONSENT

Woodrun Associates, Ltd., a Colorado limited partnership, as fee title owner of the Third Addition Property and the improvements thereon, hereby consents on this 15th day of June, 1983, to the submission of such property to the Condominium Declaration.

WOODRUN ASSOCIATES, LTD., a Colorado limited partnership

By James J. Chaffin Jr.
General Partner

STATE OF COLORADO)
City of COUNTY OF PITKIN Denver) ss.

The foregoing instrument was acknowledged before me this 15th day of June, 1983, by James J. Chaffin Jr. as General Partner of Woodrun Associates, Ltd., a Colorado limited partnership.

WITNESS my hand and official seal.

Michael R. Smith
Notary Public

Address: 1675 Broadway #7600
Denver, CO 80202



My commission expires: March 16, 1986.

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EXHIBIT A

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:

BEGINNING 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;

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;

THENCE S57°57'00"E, 31.90 FEET;

THENCE S90°00'00"E, 142.09 FEET TO THE EAST LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9;

THENCE N12°55'23"W, 69.78 FEET ALONG THE EAST LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9;

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THENCE N00°52'37"E, 78.00 FEET ALONG THE EAST LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9 TO THE NORTHEAST CORNER THEREOF;

THENCE N89°07'23"W, 295.58 FEET ALONG THE NORTH LINE OF SAID WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 9 TO THE POINT OF BEGINNING.

TOGETHER WITH THAT EASEMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO IN BOOK 428 AT PAGE 950.

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EXHIBIT B

<u>Lot</u>	<u>Unit</u> ***	<u>% Ownership of Common Elements</u>	<u>Unit Square Footage*</u>
**	34	14.745%	2,286
**	35	14.029%	2,175
**	36	10.785%	1,672
**	37	11.998%	1,860
**	38	10.785%	1,672
**	39	11.998%	1,860
**	40	11.469%	1,778
**	41	14.191%	2,200
		<u>100.000%</u>	<u>15,503</u>

* Gross Square Footage

** See Exhibit A attached hereto.

*** 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.

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