

Recorded 1:00 P.M.
June 20, 1975
Reception # 149260

SECOND SUPPLEMENT
TO
CONDOMINIUM DECLARATION
FOR
TREEHOUSE CONDOMINIUMS

BOOK 266 PAGE 532

Wesley H. Ward
Summit Co. Recorder

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, there was recorded a Condominium Declaration for Treehouse Condominiums on May 13, 1974 under Reception No. 141305, Book 252, page 796-817, records of Summit County, Colorado, and

WHEREAS, there was recorded an Amended Condominium Declaration for Treehouse Condominiums on August 16, 1974 under Reception No. 143162, Book 255, page 460-461, records of Summit County, Colorado, and

WHEREAS, there was recorded a First Supplement to Condominium Declaration for Treehouse Condominiums on March 12, 1975 under Reception No. 147357, Book 262, page 987-995 records of Summit County, Colorado, and

WHEREAS, the provisions of paragraph 33 of the Declaration provide that this condominium project may be enlarged (by constructing additional condominium buildings and other improvements on adjoining property), such addition to be expressed in and by a supplement to ~~the Declaration and supplement to the map, and~~

WHEREAS, an additional building and other improvements have been constructed on separate adjoining property, which property is described in the annexed Exhibit "A", which, by this reference, is made a part hereof, and

WHEREAS, Watts Bros. Development Corp. (hereinafter referred to as "Declarant"), the owner of the property described in Exhibit "A", hereby submits to the condominium project such additional improvements and real property;

NOW, THEREFORE, Declarant does hereby publish and declare

that the following terms, covenants, conditions, easements, restrictions, uses, limitations, and obligations shall be deemed to run with the land, shall be a burden and a benefit to Declarant, its successors and assigns and any person or entity acquiring or owning an interest in the real property and improvements, their grantees, successors, heirs, executors, administrators, devisees, or assigns.

1. Incorporation of Recitals.

The recitals contained above are incorporated in the body of this agreement by this reference as fully as though the same were set forth verbatim at length herein.

2. Addition of Clubhouse as a General Common Element.

The Declarant does hereby convey, transfer, dedicate and make a part of the general common elements the real property and improvements thereon known as the Treehouse Clubhouse, the legal description of which is contained in Exhibit "A" which is annexed hereto and made a part hereof.

3. Adoption by Reference.

Except as otherwise provided in this Supplement, all of the terms, covenants, conditions, easements, restrictions, uses, reservations, limitations, and obligations set forth in the Declaration for Treehouse Condominiums, Amendment to Condominium Declaration for Treehouse Condominiums, and First Supplement to Condominium Declaration for Treehouse Condominiums are, by this reference, adopted and incorporated and made a part hereof as though fully set forth herein. The word "Declaration" as therein used shall be applicable to this Supplement. Title to and ownership of each condominium unit is expressly subject to the provisions and reservations contained herein and in the Declaration.

4. General.

(a) If any of the provisions of this Supplement or any paragraph, sentence, clause, phrase or word for the application thereof in any circumstances be invalidated, such invalidity shall not affect the validity of the remainder of this Supplement and the

application of any such provision, paragraph, sentence, clause, phrase or word in any other circumstances shall not be affected thereby.

(b) "Declarant" as used herein means the named Declarant, its successors and assigns.

(c) The provisions of this Supplement shall be in addition to and supplemental to said Declaration and to the Condominium Ownership Act of the State of Colorado and all other provisions of law.

(d) That whenever used herein, unless the context shall require otherwise, the singular shall include the plural, the plural, the singular, and the use of any genders shall include all genders.

(e) Paragraph titles are for the convenience of reference and are not intended to limit, enlarge or change the meaning of the contents of the various paragraphs.

IN WITNESS WHEREOF, Declarant has duly executed this Supplement this 16th day of June, 1975.

WATTS, BROS. DEVELOPMENT CORP.

By [Signature]
David T. Watts, President

Attest:

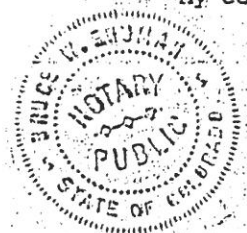
[Signature]
Secretary

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 16 day of JUNE, 1975, by David T. Watts as President and Jeanne M. Keller as Secretary of WATTS BROS. DEVELOPMENT CORP, a Colorado corporation.

WITNESS my hand and official seal.

My commission expires: 7-12-75



[Signature]
Notary Public

EXHIBIT "A"

(An exhibit to the Second Supplemental Declaration of (Treehouse Condominiums)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 10, WILDERNESS PLATS NO. 2, A SUBDIVISION PLAT AS FILED FOR RECORD IN THE OFFICE OF CLERK AND RECORDER, SUMMIT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

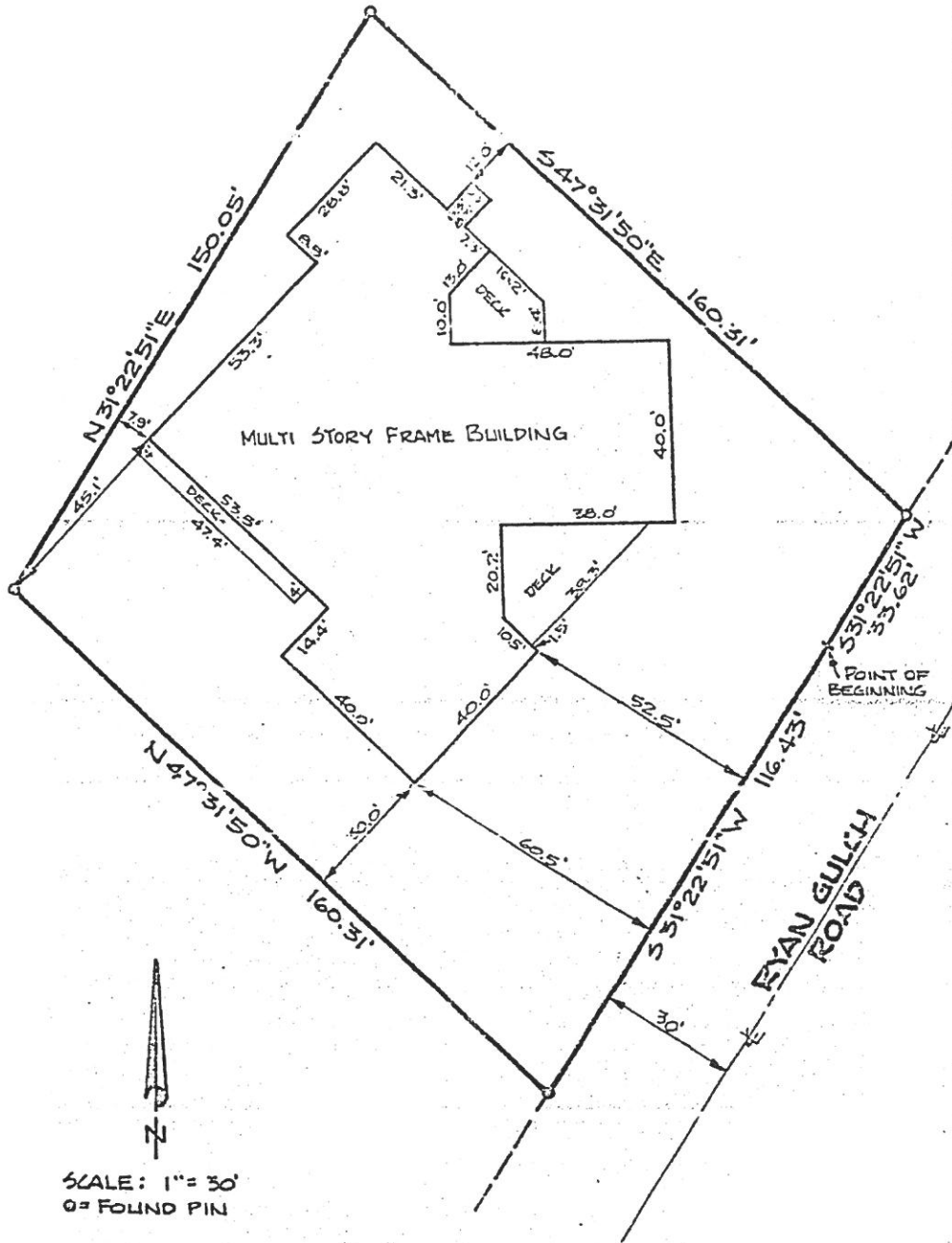
BEGINNING AT THE MOST SOUTHERLY POINT OF TREEHOUSE A RESUBDIVISION PLAT AS FILED FOR RECORD IN THE OFFICE OF CLERK AND RECORDER, SUMMIT COUNTY, COLORADO, ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RYAN GULCH ROAD; THENCE S 31°22'51" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 116.43 FEET; THENCE N 47°31'50" W A DISTANCE OF 160.31 FEET; THENCE N 31°22'51" E A DISTANCE OF 150.05 FEET; THENCE S 47°31'50" E A DISTANCE OF 160.31 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE S 31°22'51" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 33.62 FEET TO THE POINT OF BEGINNING CONTAINING 23605 SQUARE FEET OR 0.542 ACRES MORE OR LESS.

I, RICHARD A. BACKLUND, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS WRITTEN BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: JULY 29, 1974

Richard A. Backlund
RICHARD A. BACKLUND
COLORADO LAND SURVEYOR #10847
10847
LAND SURVEYOR
STATE OF COLORADO

A PORTION OF LOT 10
 WILDERNEST FILING NO. 2 BOOK 266 PAGE 536
 SUMMIT COUNTY, COLORADO.



I, RICHARD A. BACKLUND, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE BY ME AND UNDER MY SUPERVISION OF A PORTION OF LOT 10, WILDERNEST FILING NO. 2, COUNTY OF SUMMIT, STATE OF COLORADO, AND FOUND THE MULTI-STORY FRAME BUILDING TO BE LOCATED AS SHOWN ON THIS PLAT. THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS AND RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE PREMISES ARE ACCURATELY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO PROPERTY CORNERS WERE SET AND NO FENCES WERE LOCATED.

DATE: JULY 30, 1994

Richard A. Backlund
 RICHARD A. BACKLUND
 COLORADO LAND SURVEYOR NO. 3847
 STATE OF COLORADO