

F. J. SERAFINI  
COUNTY CLERK  
DENVER COUNTY

AMENDMENT TO CONDOMINIUM DECLARATION FOR

2096 46

PEBBLE CREEK CONDOMINIUMS

KNOWN ALL MEN BY THESE PRESENTS:

022.00 A 01

WHEREAS, REAL ESTATE MANAGEMENT CORPORATION, a Colorado Corporation, hereinafter called the Declarant, is the owner of real property located in the City and County of Denver, State of Colorado, legally described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, Declarant previously recorded a Condominium Declaration effecting said property, known as the Condominium Declaration for Pebble Creek Condominiums, said Condominium Declaration being recorded on August 3, 1979, in Book 1976, at Page 421, of the Records of the Clerk and Recorder of the City and County of Denver, State of Colorado; and

WHEREAS, Declarant desires to amend said Condominium Declaration for Pebble Creek Condominiums for the purpose of correcting the legal description attached as Exhibit "A" to the Condominium Declaration for Pebble Creek Condominiums, to correct the Exhibit "B" attached to the Condominium Declaration for Pebble Creek Condominiums, and also to correct an error in Paragraph 14.1 of said Condominium Declaration;

NOW, THEREFORE, Declarant hereby amends the Condominium Declaration for Pebble Creek Condominiums, previously recorded as set forth above, as follows:

1. Paragraph 14.1 of the original Condominium Declaration for Pebble Creek Condominiums is hereby deleted, and the following Paragraph 14.1 is hereby substituted in its place:

ASSESSMENTS PRORATION

14.1 All owners shall be obligated to pay the actual expenses incurred by the Board of Directors or Managing Agent of the Association to meet the common expenses, said expenses based on an estimated budget, to be reconciled with the expenses actually incurred at the end of each fiscal period, and any overages to be credited to each unit's account are to be set aside in a separate account for such purpose. The assessments shall be made prorata as set forth on Exhibit "B" attached. For assessment purposes, any limited common elements shall be maintained as general common elements, and owners having exclusive use thereof shall not be subject to special charges or assessments. Assessments for estimated common expenses shall be due monthly in advance on the first day of each month. Provided, however, the obligation of each individual owner of a condominium unit will commence on the later of either April 1, 1980, or the date upon which each individual owner obtains title to his condominium unit. The Managing Agent or Board of Directors shall prepare and deliver or mail to each owner an itemized statement showing the various estimated or actual expenses for which assessments are made.

2. The Exhibit "B" attached to the original Condominium Declaration for Pebble Creek Condominiums is hereby deleted, and the Exhibit "B" attached to this Amendment to the Condominium Declaration for Pebble Creek Condominiums is hereby substituted in its place.

CERTIFICATION  
The Clerk and Recorder for the  
CITY AND COUNTY OF DENVER State  
of Colorado does hereby certify this  
document to be a full, true and  
correct copy of the original  
document recorded in my office.

Clerk and Recorder  
by *Shirley K. Steers*  
Deputy County Clerk  
Date *1/24/80*



Tracy A Steers

3. Paragraph 9.2.1 of the original Condominium Declaration for Pebble Creek Condominiums is hereby completed with the insertion of the date of December 31, 1980.

4. The legal description attached to the Condominium Declaration for Pebble Creek Condominiums, is hereby changed to be the legal description provided for on Exhibit "A" attached hereto and made a part hereof.

5. All of the other provisions of the Condominium Declaration for Pebble Creek Condominiums, recorded on August 3, 1979, in Book 1976, at Page 421, of the Records of the Clerk and Recorder of the City and County of Denver, State of Colorado, shall remain the same, in full force and effect.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal at Denver, Colorado, this 25<sup>th</sup> day of January, 1980.

REAL ESTATE MANAGEMENT CORPORATION,  
a Colorado Corporation

BY Floyd A. Wall

ATTEST:

Arthur A. Loring  
Secretary

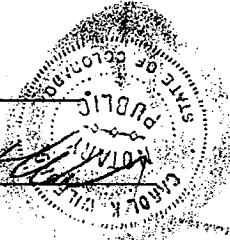
STATE OF COLORADO )  
COUNTY OF Denver ) SS:

The above and foregoing Amendment was acknowledged before me this 25<sup>th</sup> day of January, 1980, by Floyd Wall, as Executive Vice-President, and Arthur A. P. Loring, as Secretary, of Real Estate Management Corporation, a Colorado Corporation.

WITNESS my hand and seal.

My commission expires: 4-4-82

[Signature]  
Notary Public



## EXHIBIT A

2096 48

That part of the NW1/4, NE1/4 of Section 1, Township 5 South, Range 69 West of the 6th P.M., described as follows:

Beginning at a point on the North line of said NW1/4 NE1/4, 1364 feet West of the Northeast corner of said Section 1;  
thence South parallel with the West line of said NW1/4, NE1/4, 734.3 feet;  
thence West parallel with the North line of said NW1/4, NE1/4, 1274 feet, more or less to the West line of said NW1/4, NE1/4;  
thence North along the West line 734.3 feet, more or less, to the Northwest corner of said NW1/4, NE1/4;  
thence East along the North line of said NW1/4, NE1/4, 1274 feet, more or less, to the place of beginning, EXCEPT those portions described in the Jefferson County Records in Book 922, Page 202, Book 1751, Page 420, and Book 1039, Page 562, and EXCEPT those portions described in the City and County of Denver Records in Book 779, Page 302, 303 and 304.

PEBBLE CREEK CONDOMINIUMS

EXHIBIT B

UNIT #	BLDG #	UNDIVIDED INTEREST IN COMMON AREAS	% OF COMMON EXPENSE	CARPORT #
101	1	.3126%	.3126%	256
103	1	.3126%	.3126%	255
105	1	.5729%	.5729%	1
107	1	.5729%	.5729%	2
109	1	.5729%	.5729%	3
111	1	.5729%	.5729%	4
113	2	.5729%	.5729%	254
115	2	.5729%	.5729%	253
117	2	.5729%	.5729%	252
119	2	.5729%	.5729%	251
121	2	.3126%	.3126%	250
123	2	.3126%	.3126%	249
124	3	.3819%	.3819%	233
125	3	.3819%	.3819%	234
126	3	.3819%	.3819%	235
127	3	.3819%	.3819%	236
128	3	.4519%	.4519%	241
129	3	.4519%	.4519%	242
130	3	.4519%	.4519%	243
131	3	.4519%	.4519%	244
132	3	.3819%	.3819%	245
133	3	.3819%	.3819%	246
134	3	.3819%	.3819%	247
135	3	.3819%	.3819%	248
136	3	.4519%	.4519%	237
137	3	.4519%	.4519%	238
138	3	.4519%	.4519%	239
139	3	.4519%	.4519%	240
140	4	.4392%	.4392%	229
141	4	.4392%	.4392%	230
142	4	.4392%	.4392%	231
143	4	.4392%	.4392%	232
144	4	.4392%	.4392%	220
145	4	.4392%	.4392%	221

PEBBLE CREEK CONDOMINIUMS

EXHIBIT B

UNIT #	BLDG #	UNDIVIDED INTEREST IN COMMON AREAS	% OF COMMON EXPENSE	CARPORT #
146	4	.4392%	.4392%	222
147	4	.4392%	.4392%	223
212	5	.2992%	.2992%	43
213	5	.2992%	.2992%	42
214	5	.2992%	.2992%	41
215	5	.2992%	.2992%	40
216	5	.2864%	.2864%	39
217	5	.2864%	.2864%	38
218	5	.2864%	.2864%	37
219	5	.2864%	.2864%	36
220	5	.2864%	.2864%	35
221	5	.2864%	.2864%	34
222	5	.2864%	.2864%	33
223	5	.2864%	.2864%	32
224	5	.2992%	.2992%	31
225	5	.2992%	.2992%	30
226	5	.2992%	.2992%	29
227	5	.2992%	.2992%	28
149	6	.3126%	.3126%	228
151	6	.3126%	.3126%	227
153	6	.3126%	.3126%	17
155	6	.3126%	.3126%	18
157	6	.5729%	.5729%	19
159	6	.5729%	.5729%	20
161	6	.5729%	.5729%	21
163	6	.5729%	.5729%	22
164	7	.4392%	.4392%	23
165	7	.4392%	.4392%	24
166	7	.4392%	.4392%	25
167	7	.4392%	.4392%	26
168	7	.4392%	.4392%	27
169	7	.4392%	.4392%	224
170	7	.4392%	.4392%	225
171	7	.4392%	.4392%	226

PEBBLE CREEK CONDOMINIUMS

EXHIBIT B

UNIT #	BLDG #	UNDIVIDED INTEREST IN COMMON AREAS	% OF COMMON EXPENSE	CARPORT #
357	8	.3126%	.3126%	181
359	8	.3126%	.3126%	174
361	8	.3126%	.3126%	175
363	8	.3126%	.3126%	176
365	8	.5729%	.5729%	177
367	8	.5729%	.5729%	178
369	8	.5729%	.5729%	179
371	8	.5729%	.5729%	180
348	9	.5729%	.5729%	189
349	9	.5729%	.5729%	188
350	9	.5729%	.5729%	187
351	9	.5729%	.5729%	186
352	9	.5729%	.5729%	185
353	9	.5729%	.5729%	184
354	9	.5729%	.5729%	183
355	9	.5729%	.5729%	182
316	10	.2992%	.2992%	190
317	10	.2992%	.2992%	191
318	10	.2992%	.2992%	192
319	10	.2992%	.2992%	193
320	10	.2864%	.2864%	194
321	10	.2864%	.2864%	195
322	10	.2864%	.2864%	196
323	10	.2864%	.2864%	197
324	10	.2864%	.2864%	198
325	10	.2864%	.2864%	199
326	10	.2864%	.2864%	200
327	10	.2864%	.2864%	201
328	10	.2992%	.2992%	202
329	10	.2992%	.2992%	158
330	10	.2992%	.2992%	157
331	10	.2992%	.2992%	156
332	11	.3819%	.3819%	155

PEBBLE CREEK CONDOMINIUMS

EXHIBIT B

UNIT #	BLDG #	UNDIVIDED INTEREST IN COMMON AREAS	% OF COMMON EXPENSE	CARPORT #
333	11	.3819%	.3819%	173
334	11	.3819%	.3819%	172
335	11	.3819%	.3819%	171
336	11	.4519%	.4519%	166
337	11	.4519%	.4519%	165
338	11	.4519%	.4519%	164
339	11	.4519%	.4519%	163
340	11	.3819%	.3819%	162
341	11	.3819%	.3819%	161
342	11	.3819%	.3819%	160
343	11	.3819%	.3819%	159
344	11	.4519%	.4519%	170
345	11	.4519%	.4519%	169
346	11	.4519%	.4519%	168
347	11	.4519%	.4519%	167
292	12	.2992%	.2992%	133
293	12	.2992%	.2992%	134
294	12	.2992%	.2992%	203
295	12	.2992%	.2992%	204
296	12	.2864%	.2864%	135
297	12	.2864%	.2864%	136
298	12	.2864%	.2864%	137
299	12	.2864%	.2864%	138
300	12	.2864%	.2864%	139
301	12	.2864%	.2864%	140
302	12	.2864%	.2864%	141
303	12	.2864%	.2864%	142
304	12	.2992%	.2992%	143
305	12	.2992%	.2992%	144
306	12	.2992%	.2992%	145
307	12	.2992%	.2992%	146
308	13	.5829%	.5829%	147
309	13	.5829%	.5829%	148
310	13	.5829%	.5829%	154

PEBBLE CREEK CONDOMINIUMS

EXHIBIT B

UNIT #	BLDG #	UNDIVIDED INTEREST IN COMMON AREAS	% OF COMMON EXPENSE	CARPORT #
311	13	.5829%	.5829%	153
312	13	.5829%	.5829%	152
313	13	.5829%	.5829%	151
314	13	.5829%	.5829%	150
315	13	.5829%	.5829%	149
284	14	.5829%	.5829%	132
285	14	.5829%	.5829%	131
286	14	.5829%	.5829%	205
287	14	.5829%	.5829%	206
288	14	.5829%	.5829%	130
289	14	.5829%	.5829%	129
290	14	.5829%	.5829%	207
291	14	.5829%	.5829%	208
252	15	.3819%	.3819%	119
253	15	.3819%	.3819%	120
254	15	.3819%	.3819%	108
255	15	.3819%	.3819%	107
256	15	.4519%	.4519%	106
257	15	.4519%	.4519%	105
258	15	.4519%	.4519%	104
259	15	.4519%	.4519%	109
260	15	.3819%	.3819%	110
261	15	.3819%	.3819%	111
262	15	.3819%	.3819%	112
263	15	.3819%	.3819%	125
264	15	.4519%	.4519%	124
265	15	.4519%	.4519%	123
266	15	.4519%	.4519%	122
267	15	.4519%	.4519%	121
268	16	.4392%	.4392%	118
269	16	.4392%	.4392%	209
270	16	.4392%	.4392%	210
271	16	.4392%	.4392%	211
272	16	.4392%	.4392%	212



PEBBLE CREEK CONDOMINIUMS

EXHIBIT B

UNIT #	BLDG #	UNDIVIDED INTEREST IN COMMON AREAS	% OF COMMON EXPENSE	CARPORT #
273	16	.4392%	.4392%	213
274	16	.4392%	.4392%	214
275	16	.4392%	.4392%	215
276	17	.4392%	.4392%	128
277	17	.4392%	.4392%	127
278	17	.4392%	.4392%	126
279	17	.4392%	.4392%	117
280	17	.4392%	.4392%	116
281	17	.4392%	.4392%	115
282	17	.4392%	.4392%	114
283	17	.4392%	.4392%	113
244	18	.4392%	.4392%	99
245	18	.4392%	.4392%	98
246	18	.4392%	.4392%	97
247	18	.4392%	.4392%	96
248	18	.4392%	.4392%	95
249	18	.4392%	.4392%	94
250	18	.4392%	.4392%	93
251	18	.4392%	.4392%	92
228	19	.3819%	.3819%	90
229	19	.3819%	.3819%	91
230	19	.3819%	.3819%	78
231	19	.3819%	.3819%	81
232	19	.4519%	.4519%	80
233	19	.4519%	.4519%	79
234	19	.4519%	.4519%	69
235	19	.4519%	.4519%	68
236	19	.3819%	.3819%	71
237	19	.3819%	.3819%	70
238	19	.3819%	.3819%	73
239	19	.3819%	.3819%	88
240	19	.4519%	.4519%	76

FEBBLE CREEK CONDOMINIUMS

EXHIBIT B

UNIT #	BLDG #	UNDIVIDED INTEREST IN COMMON AREAS	% OF COMMON EXPENSE	CARPORT #
241	19	.4519%	.4519%	89
242	19	.4519%	.4519%	72
243	19	.4519%	.4519%	77
188	20	.4392%	.4392%	44
189	20	.4392%	.4392%	45
190	20	.4392%	.4392%	46
191	20	.4392%	.4392%	47
192	20	.4392%	.4392%	48
193	20	.4392%	.4392%	49
194	20	.4392%	.4392%	50
195	20	.4392%	.4392%	51
172	21	.3819%	.3819%	9
173	21	.3819%	.3819%	8
174	21	.3819%	.3819%	7
175	21	.3819%	.3819%	6
176	21	.4519%	.4519%	10
177	21	.4519%	.4519%	5
178	21	.4519%	.4519%	217
179	21	.4519%	.4519%	216
180	21	.3819%	.3819%	219
181	21	.3819%	.3819%	218
182	21	.3819%	.3819%	16
183	21	.3819%	.3819%	15
184	21	.4519%	.4519%	14
185	21	.4519%	.4519%	13
186	21	.4519%	.4519%	12
187	21	.4519%	.4519%	11

PEBBLE CREEK CONDOMINIUMS

EXHIBIT B

UNIT #	BLDG #	UNDIVIDED INTEREST IN COMMON AREAS	% OF COMMON EXPENSE	CARPORT #
196	22	.2992%	.2992%	52
197	22	.2992%	.2992%	53
198	22	.2992%	.2992%	54
199	22	.2992%	.2992%	55
200	22	.2864%	.2864%	56
201	22	.2864%	.2864%	57
202	22	.2864%	.2864%	58
203	22	.2864%	.2864%	59
204	22	.2864%	.2864%	60
205	22	.2864%	.2864%	61
206	22	.2864%	.2864%	62
207	22	.2864%	.2864%	63
208	22	.2992%	.2992%	64
209	22	.2992%	.2992%	65
210	22	.2992%	.2992%	66
211	22	.2992%	.2992%	67

The following carports will be assigned for use by the Pebble Creek  
Condominium Homeowners Association:

84	100
85	101
86	102
87	103