

THIRD AMENDMENT

TO THE

CONDOMINIUM DECLARATION FOR

THE SHADOW CREEK CONDOMINIUMS

KNOW ALL MEN BY THESE PRESENTS, that in accordance with Paragraph 13.2 of the CONDOMINIUM DECLARATION FOR THE SHADOW CREEK CONDOMINIUMS, as such Condominium Declaration has been amended, at a duly and properly called annual meeting of the Members of The Shadow Creek Condominium Association held on the 7th day of March, 2016, upon notice being given, upon the vote of more than 80% of the Owners of Units, that the Condominium Declaration of the Shadow Creek Condominiums recorded on Film 1426 as Reception No. 784761 in the records in the office of the County Clerk and Recorder of Boulder County, Colorado, as amended and supplemented, shall be hereby amended in the following particular, to wit:

1. Paragraph 5.3(a) of said Declaration is amended in its entirety to read as follows:

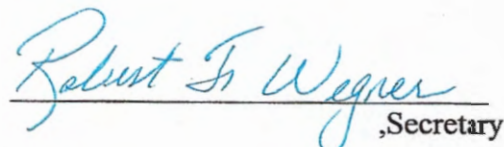
(a) Annual Assessment for Common Expenses. The Board of Directors shall assess against each Owner of a Unit within the Project an Annual Assessment for Common Expenses, as herein defined of the Association. Said Assessment shall include the establishment and maintenance of a reserve fund for the maintenance, replacement and repair of those portions of the Common Elements which the Association has a duty to replace, repair and/or maintain on a periodic basis. Such Assessment shall be paid by the Owners in the proportion which the number of Units owned by an Owner bears to the total number of Units within The Project.

That in all other respects the said CONDOMINIUM DECLARATION FOR THE SHADOW CREEK CONDOMINIUMS, as amended and supplemented, shall remain in full force and effect.

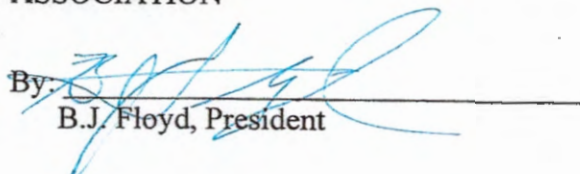
IN WITNESS WHEREOF, the undersigned President and Secretary of The Shadow Creek Condominium Association do hereby state that the above is a true and correct record of the proceedings of the annual meeting of the Members of The Shadow Creek Condominium Association held on the 7th day of March, 2016.

ATTEST:

THE SHADOW CREEK CONDOMINIUM
ASSOCIATION



,Secretary

By: 

B.J. Floyd, President

COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 22nd day of April, 2016, by B.J. Floyd as President, and Robert F. Wegner as Secretary of The Shadow Creek Condominium Association.

My commission expires: 12/05/18
WITNESS my hand and official seal.


Notary Public

JONAY MORGAN JONES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144046384
MY COMMISSION EXPIRES DECEMBER 05, 2018