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THE CONDOMINIUM DECLARATION

OF

THE CASA VERDE CONDOMINIUMS

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EXHIBITS

- A LEGAL DESCRIPTION OF THE REAL PROPERTY SUBMITTED TO THE CONDOMINIUM DECLARATION OF THE CASA VERDE CONDOMINIUMS (FIRST PHASE)
- B LEGAL DESCRIPTION OF THE REAL PROPERTY WHICH MAY BE SUBMITTED TO THE CASA VERDE CONDOMINIUM REGIME IN LATER PHASES
- C TABLE OF INTERESTS
- D SCHEDULE OF MAINTENANCE RESPONSIBILITIES
- E THE RECORDING DATA FOR RECORDED EASEMENTS AND LICENSES WHICH THE CONDOMINIUM COMMUNITY IS OR MAY BECOME SUBJECT TO
- F ARBITRATION PROCEDURES

**THE
CONDOMINIUM DECLARATION
OF
THE CASA VERDE CONDOMINIUMS**

PREAMBLE

THIS DECLARATION is made on the date hereinafter set forth by COLORADO SPRINGS COHOUSING, L.L.C., a Colorado Limited Liability Company ("Declarant").

WHEREAS, Declarant is the owner of certain real property located in Colorado Springs, Colorado, as more particularly described on the attached Exhibits A and B; and

WHEREAS, the Declarant intends to create a condominium community on said real property together with other improvements thereon; and

WHEREAS, Declarant will convey said real property, subject to the protective covenants, conditions and restrictions as hereinafter set forth.

NOW THEREFORE, Declarant hereby submits the real property described on said Exhibit A, together with all rights, and appurtenances thereto and improvements thereon to the provisions of the Colorado Common Interest Ownership Act, as it may be amended from time to time. In the event the said Act is repealed, the Act as it exists on the date this Declaration is recorded shall remain applicable.

Declarant hereby declares that all of the said real property described on said Exhibit A shall be held and conveyed subject to the following covenants, conditions and restrictions, all of which are declared and agreed to be for the protection of the value of the said real property, and for the benefit of any persons having any right, title or interest in the said real property. Said covenants, conditions and restrictions shall be deemed to run with the land and shall be binding on and a burden and a benefit to any persons acquiring such interest, their grantees, heirs, legal representatives, successors and assigns.

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ARTICLE ONE: DEFINITIONS

As used in this Declaration, unless the context otherwise requires, the terms hereinafter set forth shall have the following meanings:

1.1 ACT means the Colorado Common Interest Ownership Act, C.R.S. § 38-33.3-101, *et seq.*, as it may be amended from time to time.

1.2 AGENCIES means and collectively refers to the Federal National Mortgage Association (FNMA), the Federal Home Loan Mortgage Corporation (FHLMC), the Department of Housing and Urban Development (HUD/FHA), the Veterans Administration (VA) or any other governmental or quasi-governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by any of such entities.

1.3 ALLOCATED INTERESTS means the Percentage Ownership in the Common Elements, the Assessment Liability and the Votes in the association which are allocated to each of the Units in the Condominium Community. The formulas used to establish the Allocated Interests are as follows:

a) Interest in the Common Elements. The undivided Percentage Ownership interest in the Common Elements appurtenant to a particular Condominium Residence has been allocated on the basis of a fraction the numerator of which is one and the denominator of which is the number of Units in the Condominium Community. As of the recording of this Declaration, the undivided percentage interest in the Common Elements appurtenant to each Condominium Residence is 1/20. This is subject to amendment per ARTICLE TWELVE.

b) Common Expense Assessment Liability. The Owner Common Expense Assessment Liability is based on (i) Per Condominium Unit Charges, (ii) Equivalent Persons Charges (see attached Exhibit C), and (iii) reserve maintenance expenses (such as insurance, garages, carport, etc.) relating to a particular Condominium Unit and are determined each year by the Board of Directors as follows:

- (i) "Per Condominium Unit Assessment" shall be assessed against Condominium Units as a fraction, the numerator of which is one and the denominator of which is the total number of Condominium Units then within the Condominium Community.
- (ii) "Equivalent Person Assessment" shall be assessed against Condominium Units as a fraction, the numerator of which is the number of "Equivalent Persons" residing within a Condominium Unit, and the denominator of which is the total number of "Equivalent Persons" then within the Condominium Community.

"Equivalent Persons" shall be determined annually by the Board of Directors who will conduct a census of the population as of October 1 of each consecutive year to determine the total of the population of the Condominium Community. Equivalent Persons means a person who is a full time resident of the Condominium Community and is age 12 or over.

A person age 12 or over who resides in the Condominium Community less than full-time will be counted proportionately as a fractional person based on the number of days per year that person resides in the Condominium Community.

c) Exterior Maintenance and Insurance Assessment. The Exterior Maintenance and Insurance Assessment is levied against all Condominium Units on the basis of the proportion which the approximate total square footage of each Condominium Unit bears to the approximate total square footage of all Condominium Units then within the Condominium Community and is as set forth in Exhibit C.

The square footage area of each Residence will be allocated by the Declarant and is based upon dimensions which are approximate and the calculation of a Condominium Unit's proportional share may be rounded so that the total comes out to one (if a fraction) or 100 (if a percentage).

The square footage is measured in a uniform, consistent manner throughout the Condominium Community. The square footage may differ from the square footage as measured for sales, taxation purposes or other legal purposes.

d) Garage and Carport Maintenance Assessments. The Garage and Carport Maintenance Assessments are levied only against those Condominium Units which own garages and/or carports as a fraction, the numerator of which is one and the denominator of which is the total number of Condominium Units which own garages and/or carports then within the Condominium Community.

e) Votes. Each Unit in the Condominium Community is entitled to the number of votes calculated in accordance with Paragraph 4.6 hereof.

1.4 ARTICLES means the Articles of Incorporation of the Association as they may be amended from time to time.

1.5 ASSESSMENTS means the (a) Common Expense Assessments, (b) Special Assessments, (c) Individual Assessments, (d) Garage Assessments, (e) Carport Assessments, and (f) Fines levied pursuant to this Declaration.

1.6 ASSESSMENT LIEN means the statutory lien on a Unit for any Assessment levied against that Unit together with all Costs of Enforcement as herein defined. All Costs of Enforcement are enforceable as Assessments.

If an Assessment is payable in installments, the full amount of the Assessment is a lien from the time the first installment becomes due.

1.7 ASSOCIATION means THE CASA VERDE CONDOMINIUM ASSOCIATION, a nonprofit Colorado Corporation, its successors and assigns, the Articles of Incorporation and Bylaws, which, along with this Declaration, shall govern the administration of the Condominium Community, the Members of which shall be all of the Owners of the Units within the Condominium Community.

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1.8 BOARD OF DIRECTORS or BOARD means the Board of Directors of the Association duly elected pursuant to the Bylaws of the Association or appointed by the Declarant as therein provided. The Board of Directors is the governing body of the Association and shall act on behalf of the Association.

The term Board of Directors as used herein is synonymous with the term Executive Board as the latter term is used in the Act.

1.9 BUDGET means the annual budget of the Association prepared and adopted in accordance with Paragraph 4.10 hereof.

1.10 BUILDING means any building located in the Condominium Community and within which one or more Condominium Residences are located.

1.11 BYLAWS means the Bylaws which are adopted by the Board of Directors for the regulation and management of the Association as they may be amended from time to time.

1.12 CARPORT ASSESSMENT means those Assessments defined in Paragraph 5.4(f) hereof.

1.13 CARPORT SPACE means an individual Carport Space as shown on the Map and as more fully described in Paragraph 2.17 hereof.

1.14 CITY means Colorado Springs, Colorado.

1.15 COMMON ELEMENTS means all of the Condominium Community as herein defined, except the portions thereof which constitute Condominium Residences and also means any facilities, improvements and/or fixtures which may be within a Condominium Residence which are or may be necessary or convenient to the support, existence, use, maintenance, repair or safety of a Building or any other Condominium Residence therein and includes those Common Elements which are assigned to the exclusive use of one or more, but not all, of the Owners (Limited Common Elements).

Without limiting the generality of the foregoing, the following shall constitute Common Elements:

- (a) all of the real property, landscaping, private streets, Common House, easements and certain Parking and Carport Spaces as designated on the Map;
- (b) all foundations, columns, beams and supports of the Building;
- (c) the exterior walls of the Building, the bearing and utility walls within the Building, the main and bearing subflooring and the roofs of the Building;

(d) all utility, service and maintenance rooms, fixtures, apparatus, installations and central facilities for power, light, gas, telephone, television, hot water, cold water, heating, incineration, or similar utility, service or maintenance purposes, including furnaces, apparatus, installations, facilities, all of which serve more than one Residence and are not located within a Residence;

(e) all sump pumps, meters, and other utilities and maintenance facilities or parts thereof which may be located in any one Condominium Residence, but which serve or benefit more than one Condominium Residence or the Association; and

(f) in general, all other parts of the Condominium Community necessary in common use or convenient to its existence, maintenance and safety.

Any conveyance, encumbrance, judicial sale or other transfer (voluntary or involuntary) of an individual interest in the Common Elements will be void unless the Unit to which the interest is allocated is also transferred.

1.16 COMMON EXPENSE ASSESSMENTS means the funds required to be paid by each Owner in payment of such Owner's Common Expense Liability as more fully defined in Paragraph 5.2 hereof.

1.17 COMMON EXPENSE ASSESSMENT LIABILITY means the liability for the Common Expense Assessment allocated to each Unit which is determined in accordance with that Unit's Allocated Interests as set forth in Paragraph 1.3(b) hereof.

1.18 COMMON EXPENSES means expenditures made by or liabilities incurred by or on behalf of the Association, together with allocations to reserves.

1.19 CONDOMINIUM COMMUNITY means such real property described on the attached Exhibit A and the improvements located thereon also known as the CASA VERDE CONDOMINIUMS.

1.20 CONDOMINIUM RESIDENCE or RESIDENCE (Individual Air Space Unit) means the individual air space of such Condominium Residence which is contained in an enclosed room or rooms occupying all or part of a floor or floors in the Building not including, however, any of the Common Elements located within such air space. Each Condominium Residence is shown on the Map and is identified thereon with a number.

The terms "Condominium Residence" and "Residence" are sometimes used herein interchangeably within the terms "Condominium Unit" and "Unit."

1.21 CONDOMINIUM UNIT or UNIT means the separate fee simple ownership interest in a Condominium Residence, and all improvements and fixtures contained therein, together with the appurtenant undivided interest in the Common Elements.

The terms "Condominium Unit" and "Unit" are sometimes used herein interchangeably within the terms "Condominium Residence" and "Residence."

1.22 COSTS OF ENFORCEMENT means all fees, late charges, interest, expenses, including receiver's fees, and reasonable attorneys' fees and costs incurred by the Association (a) in connection with the collection of the Assessments and Fines, or (b) in connection with the enforcement of the terms, conditions and obligations of the Project Documents.

1.23 COUNTY means El Paso County, Colorado.

1.24 DECLARANT means the COLORADO SPRINGS COHOUSING, L.L.C., a Colorado Limited Liability Company, its successors and assigns. A Person shall be deemed a "successor and assign" of Declarant only if specifically designated in a duly recorded instrument as a successor or assign of the Declarant under this Declaration, and shall be deemed a successor and assign of Declarant only as to the particular rights or interests of the Declarant under this Declaration which are specifically designated in the written instrument.

1.25 DECLARANT RIGHTS means the development, special declarant and other rights granted to or reserved by Declarant for the benefit of Declarant as set forth in this Declaration and the Act.

1.26 DECLARATION means this Declaration, the Map and any supplements and amendments thereto recorded in the Office of the County Clerk and Recorder.

1.27 ELIGIBLE MORTGAGEE means a holder, insurer or guarantor of a First Security Interest who has delivered a written request to the Association containing its name, address, and the legal description, and address of the Unit encumbered by its First Security Interest, requesting that the Association notify it of any proposed action requiring the consent of the specified percentage of Eligible Mortgagees.

1.28 FINES means those fines described in Paragraph 5.4(c) hereof.

1.29 FIRST MORTGAGEE means any Person which owns, holds, insures or is a governmental guarantor of a Security Interest, which is a First Security Interest encumbering a Unit within the Condominium Community. A First Mortgagee shall also include the holder of executory land sales contracts wherein the Administrator of Veterans Affairs (Veterans Administration) is the Seller, whether such contract is recorded or not.

1.30 FIRST SECURITY INTEREST means a Security Interest that has priority of record over all other recorded liens except those liens made superior by statute (such as general ad valorem tax liens and special assessments).

1.31 GARAGE ASSESSMENT means those Assessments defined in Paragraph 5.4(e) hereof.

1.32 GARAGE SPACE means an individual garage within a separate garage building in the Condominium Community as more fully defined in Paragraph 2.15 hereof and on the Map.

1.33 GUEST means (a) any person who resides with an Owner within the Condominium Community; (b) a guest, agent or invitee of an Owner; (c) an occupant or tenant of a Residence within the Condominium Community, and any members of his or her household, invitee or cohabitant of any such person; or (d) a contract purchaser.

1.34 LIMITED COMMON ELEMENTS means those parts of the Common Elements which are limited to and reserved for the exclusive use of the Owner of one or more Units but fewer than all the Units designated, allocated or reserved by or pursuant to the Declaration or as indicated on the Map or as designated in the Act.

1.35 MANAGING AGENT means the person or entity who the Board of Directors may engage to administer and manage the affairs of the Association.

1.36 MAP means THE CONDOMINIUM MAP OF THE CASA VERDE CONDOMINIUMS which is an engineering survey (and any supplements and amendments thereto) of the Condominium Community depicting and locating thereon the location of the Buildings, the Condominium Residences with their identification numbers, the Common Elements and Limited Common Elements, the floors and elevations, and all of the land and improvements thereon, which Map is incorporated herein and made a part of this Declaration by reference.

Declarant hereby reserves unto the Board of Directors of the Association the right, without consent of any Owner or First Mortgagee, to amend the Map and any supplements thereto to (a) insure that the language and all particulars used on the Map and contained in the Declaration are identical, (b) establish, vacate, reconfigure and relocate easements and Parking Spaces; (c) establish certain Common Elements as Limited Common Elements, (d) reflect the subdivision or combination of any Unit as provided hereunder, and (e) satisfy any requirements of the Act or governmental authorities.

Declarant hereby reserves unto itself the right, without the consent of any Owner or First Mortgagee, to amend the Map and any supplement hereto (a) in accordance with ARTICLE TWELVE hereof, and (b) to reflect the combination of any Unit so long as such amendment is made prior to the expiration of the Declarant's Rights as set forth in Paragraph 10.3 hereof.

In all other cases, the Map may be amended in accordance with Paragraph 14.2 hereof. The Map and any supplements thereto are hereby incorporated herein by reference as if set forth in their entirety.

1.37 MEMBER means each Owner, as set forth in Paragraph 1.39 hereof.

1.38 NOTICE AND HEARING means a written notice and an opportunity for a hearing before the Board of Directors in the manner provided in the Bylaws.

1.39 OWNER means the owner of record of the fee simple title to any Unit which is subject to this Declaration.

1.40 PARTICIPATING BUILDER means and refers to a Person or Persons who acquires a portion of the Condominium Community for purposes of constructing Units in accordance with any development plans for resale to third party purchasers, and who is designated by the Declarant as such by an instrument duly recorded in the Office of the County Clerk and Recorder.

1.41 PERIOD OF DECLARANT CONTROL means that period of time defined in Paragraph 4.7 hereof.

1.42 PERSON means a natural person, a corporation, a partnership, an association, a trustee, a limited liability company, a joint venture, or any other entity recognized as being capable of owning real property under Colorado law.

1.43 PHASE means each phase of development of the Condominium Community as determined from time to time by Declarant.

1.44 PROJECT DOCUMENTS means this Declaration, the Map, the Articles of Incorporation and Bylaws of the Association, and the Rules of the Association, if any.

1.45 RULES means the Rules and Regulations adopted by the Board of Directors for the regulation and management of the Condominium Community as amended from time to time.

1.46 SECURITY INTEREST means an interest in real estate or personal property created by contract which secures payment of an obligation. The term includes a lien created by a deed of trust, mortgage, contract for deed, land sales contract, or UCC-1.

1.47 SPECIAL ASSESSMENT means those Assessments defined in Paragraph 5.4(d) hereof.

1.48 SUPPLEMENTAL DECLARATION means a written instrument containing covenants, conditions and restrictions which is recorded, annexing in accordance with ARTICLE TWELVE hereof, a portion of the real property described on Exhibit B hereof to the Condominium Community.

1.49 UNCOVERED PARKING SPACE means an individual space within the designated parking area within the Condominium Community as more fully described in Paragraph 2.16 hereof and on the Map.

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1.51 UNITS THAT MAY BE CREATED means 34 Units, or the maximum number of Units allowed by any governmental entity having jurisdiction over the Condominium Community pursuant to any development plan, including those Units which shall be included when all of the property described on Exhibit C is annexed to the Condominium Community and made subject to the Declaration. Declarant shall not be obligated to expand the Condominium Community beyond the number of Units initially submitted to this Declaration.

1.52 VA AND/OR FHA APPROVAL means that the Condominium Community has been or may be approved by the Veterans Administration and/or the Federal Housing Administration so that such agencies will insure or guarantee loans made upon the Units within the Condominium Community.

In the event additional real property is made subject to this Declaration in the manner provided for in ARTICLE TWELVE hereof, certain terms defined above shall be expanded to encompass said property from the date such additional real property is made subject to this Declaration.

ARTICLE TWO: NATURE AND INCIDENTS OF THE CONDOMINIUM COMMUNITY

2.1 The Condominium Community. The name of the Condominium Community is THE CASA VERDE CONDOMINIUMS. It is a Condominium Community.

2.2 Initial Number of Units. The number of Units within the First Phase of the Condominium Community is 20. The Declarant reserves the right but not the obligation to create additional Units by the expansion of the Condominium Community in accordance with ARTICLE TWELVE hereof.

2.3 Division into Units, Estates of an Owner. The Condominium Community is hereby divided into 20 Units, each consisting of a separate fee simple estate in a particular Condominium Residence, and an appurtenant undivided fee simple interest in the Common Elements.

The undivided interest in the Common Elements appurtenant to a particular Condominium Unit is determined in accordance with that Unit's Allocated Interest as set forth in Paragraph 1.3(a) hereof and is as set forth on the attached Exhibit C.

2.4 Title. A Unit may be held and owned in any real property tenancy relationship recognized under the laws of the State of Colorado.

2.5 Description of a Condominium Unit. Every contract for the sale of a Unit written prior to the filing for record of the Map and this Declaration may legally describe a Unit by its identifying Unit number designation followed by the words "THE CASA VERDE CONDOMINIUMS" with further reference to the Map thereof to be filed for record and the Declaration to be recorded. Upon recordation of the Map and the Declaration in the Office of the County Clerk and Recorder such description shall be conclusively presumed to relate to the therein described Units.

Every deed, lease, mortgage, trust deed, will or other instrument may legally describe a Unit by its identifying number followed by the words "THE CASA VERDE CONDOMINIUMS".

A sufficient description of a Condominium Unit shall be as follows:

CONDOMINIUM UNIT NO. ____, THE CASA VERDE CONDOMINIUMS, according to the CONDOMINIUM MAP OF THE CASA VERDE CONDOMINIUMS, recorded on _____ as Reception No. _____, and as defined by THE CONDOMINIUM DECLARATION OF THE CASA VERDE CONDOMINIUMS, recorded on _____ as Reception No. _____, in the Office of the County Clerk and Recorder, El Paso County, Colorado.

Every description shall be good and sufficient for all purposes to assign, sell, convey, transfer, encumber or otherwise affect not only the Condominium Residence, but also the Common Elements and the right to the use of the Limited Common Elements appurtenant thereto. Each such description shall be construed to include a nonexclusive easement for ingress and egress throughout the Condominium Community and for the use of the Common Elements together with the right to the exclusive use of designated Limited Common Elements.

The reference to the Map and Declaration in any instrument shall be deemed to include any supplements or amendments to the Map or Declaration, without specific references thereto.

The undivided interest in the Common Elements appurtenant to any Unit shall be deemed conveyed or encumbered with that Unit, even though the legal description and the instrument conveying or encumbering said Unit may only refer to the title to that Unit. The reference to the Map or Declaration in any instrument shall be deemed to include any Supplements or Amendments thereto without specific reference thereto.

2.6 Residence Boundaries. The interior unfinished surfaces of the perimeter walls, lowermost floors and uppermost ceilings shall mark the perimeter boundaries of a Condominium Residence as shown on the Condominium Map, and all lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring and any other materials constituting any part of the finished surfaces thereof are a part of the Condominium Residences, and all other portions of the walls, floors, or ceilings are part of the Common Elements.

If any chute, flue, duct, wire, conduit, bearing wall, bearing column, or any fixtures lies partially within and partially outside the designated boundaries of a Condominium Residence, any portion thereof serving only that Residence is a Limited Common Element allocated solely to that Residence, and any portion thereof serving more than one Residence or any portion of the Common Elements is a part of the Common Elements.

Any shutters, awnings, window boxes, doorsteps, stoops, porches, balconies, decks, patios, and all exterior doors and windows or other fixtures designed to serve a single Condominium Residence, but located outside the Residence's boundaries, are Limited Common Elements allocated exclusively to that Residence.

Subject to the above, the airspaces, interior partitions and other fixtures and improvements located within the boundaries of a Condominium Residence are a part of the Residence.

2.7 Physical Boundaries. The existing physical boundaries of any Condominium Residence or Common Elements shall be conclusively presumed to be the boundaries.

2.8 Right to Combine Units. An Owner may physically combine the airspace of one Unit with the airspace of one or more adjoining Units subject to (a) the review and written approval of the Board of Directors, (b) compliance with §§ 38-33.3-211 and 212 of the Act, and (c) the receipt of all requisite approvals from the City. In the event of any such physical combining of Units to create a combined Unit, such combined Unit shall also include the combining of the fixtures and improvements and of the undivided interest in the Common Elements appurtenant to such Units.

The Board of Directors reserves the right to designate and convey to said Owner of such combined Units additional Limited Common Elements appurtenant to such Unit, any walls, floors or other structural separation for the combination of such Units, provided, however, that such walls, floors or other structural separations for such space shall automatically become Common Elements if the combined Units become subject to separate ownership in the future.

The Board of Directors shall have authority to grant easements through the Common Elements to accomplish the combining of the Units. The Assessment Liability of each Unit, shall remain the same, as will the voting rights for such Units.

2.9 Inseparability of a Unit. An Owner's undivided interest in the Common Elements shall not be separated from the Condominium Unit to which it is appurtenant and shall be deemed to be conveyed or encumbered with the Condominium Unit even though the interest is not expressly mentioned or described in a deed or other instrument.

2.10 No Partition. The Common Elements shall remain undivided, and no owner or any other person shall bring any action for partition or division of the Common Elements. Similarly, no action shall be brought for the physical partition or subdivision of a Condominium Residence or a Unit between or among the Owners thereof, provided, however, an action of partition of a Unit shall be permitted by a sale and the division of the sale proceeds.

2.11 Limited Common Elements. The Limited Common Elements shall be identified on the Map. Any Limited Common Elements which are accessible from, associated with or which adjoin a Condominium Residence identified as Limited Common Elements on the Map shall, without further reference thereto, be used in connection with such Condominium Residence to the exclusion of the use thereof by the other Owners except by invitation.

A Limited Common Element may be reallocated between and among Units upon compliance with the procedures set forth in § 38-33.3-208 of the Act.

2.12 Compliance with the Provisions of the Project Documents. Each Owner shall comply strictly with, and shall cause each of his or her Guests to comply strictly with, all of the provisions of the Project Documents adopted by the Board of Directors, as the same may be amended from time to time.

Failure to comply with any of the same shall be grounds for an action to recover sums due and for damages or injunctive relief or both, along with costs of suit and reasonable attorneys' fees, maintainable by the Board of Directors in the name of the Association on behalf of the Owners, or, in a proper case, by any aggrieved Owner.

2.13 Separate Taxation. Each Unit shall be deemed to be a parcel and shall be subject to separate assessment and taxation by each assessing unit and special district for all types of taxes authorized by law, including ad valorem levies and special assessments. Neither the Building nor the Common Elements shall be deemed to be a parcel. The lien for taxes assessed to any Unit shall be confined to that Unit. No forfeiture or sale of any Unit for delinquent taxes, assessments or other governmental charges shall divest or in any way affect the title to any other Unit.

2.14 Mechanic's Liens Against the Condominium Units. Upon the completion of the Condominium Community by the Declarant and payment of all of the costs thereof, then, no mechanic's lien shall arise or be effective against the Condominium Community.

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Mechanic's liens can only arise or be created against a Condominium Unit in the same manner and under the same conditions as mechanic's liens can arise or be created upon any other parcel of real property subject to individual ownership.

No labor performed or materials furnished, with the consent or at the request of an Owner or his or her agent, shall be the basis for the filing of a mechanic's lien pursuant to law against the Unit of another Owner not expressly consenting to or requesting the same, except that express consent shall be deemed to be given by the Owner of any Unit to the Board in the case of emergency repairs.

Labor performed or materials furnished for the Common Elements, if duly authorized by the Board of Directors in accordance with the Declaration or Bylaws, shall be deemed to be performed or furnished with the express consent of each Owner, and shall be the basis for the filing of a mechanic's lien pursuant to law against each of the Units within the Condominium Community.

In the event a mechanic's lien is effected against two or more Units, the Owners of each of the separate Units may remove their Condominium Unit from the mechanic's lien by payment of the fractional or proportional amount attributable to each of the Units affected.

Individual payment shall be determined in accordance with the Percentage Ownership Interest in the Common Elements as set forth in Paragraph 1.3 hereof. Upon payment, discharge or other satisfaction, such Unit shall promptly be released from such lien. Partial payment, satisfaction or discharge shall not prevent the lienor from proceeding to enforce his or her rights against any Unit not so released.

Each Owner shall indemnify and hold each of the other Owners harmless from and against liability or loss arising from the claim of any mechanic's lien against the Unit of the Owner, or any part thereof, for labor performed or for materials furnished in the course of work performed on such Owner's Unit.

At the written request of any Owner, the Board shall enforce such indemnity by collecting from the Owner of the Unit on which the labor was performed and materials furnished the amount necessary to discharge any such mechanic's lien and all costs incidental thereto, including reasonable attorneys' fees by an Individual Assessment against such Owner in accordance with Paragraph 5.4(b) hereof.

2.15 Garage Spaces. All Garage Spaces contained within the Condominium Community shall be a part of the Limited Common Elements. Each Garage Space shall be limited to and reserved for the exclusive use of the Owner of a particular Condominium Unit as initially designated by the Declarant, subject to the right of an Owner to exchange a Garage Space with another Owner so long as said exchange is approved in writing by the Board of Directors and is evidenced by an instrument recorded with the County Clerk and Recorder.

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Any contract, deed, lease, deed of trust or other instrument used to convey, lease, assign, encumber or otherwise affect the right to use a Garage Space shall describe the Garage Space by adding to the appropriate description, as set forth in Paragraph 2.5 hereof, the additional language "together with the exclusive right to use Garage Space No. _____" subject to certain Owner's rights as set forth in the Declaration.

2.16 Uncovered Parking Spaces. Certain Uncovered Parking Spaces as designated on the Map shall be a part of the Common Elements; provided, however, that the Board shall maintain control thereof and shall have the right to assign and reassign Uncovered Parking Spaces to Owners within the Condominium Community. Some of these Uncovered Parking Spaces shall be designated for the use by people with disabilities, and some Uncovered Parking Spaces shall be designated for use by Guests visiting the Condominium Community.

2.17 Carport Spaces. Certain Carport Spaces as designated on the Map shall be a part of the Limited Common Elements. Such Carport Spaces shall be limited to and reserved for the exclusive use of the owners of a particular Condominium Unit as initially designated by the Declarant, subject to the right of an Owner to exchange a Carport Space with another Owner so long as a said exchange is approved in writing by the Board of Directors and is evidenced by an instrument recorded with the County Clerk and Recorder.

Any contract, deed, lease, assignment, mortgage, deed of trust or other instrument used to convey, lease, assign, encumber or otherwise affect the right to use a Carport Space shall describe the Carport Space by adding to the appropriate description, as set forth in Paragraph 2.5 hereof, the additional language "together with the exclusive right to use Carport Space No. _____", subject to certain Owner's rights as set forth in the Declaration.

2.18 Restrictions on Sale of a Condominium Unit. The right of an Owner to sell, transfer or otherwise convey his or her Unit shall not be subject to any right of first refusal or similar restriction and such Unit may be sold free of any such restrictions.

2.19 Restrictions on Mortgaging Units. There are no restrictions on the right of an Owner to mortgage or otherwise encumber his or her Unit. There is no requirement for the use of a specific lending institution or particular type lender.

ARTICLE THREE: VARIOUS RIGHTS AND EASEMENTS

3.1 Owner's Rights in the Common Elements. Every Owner and such Owner's Guests shall have the nonexclusive right to use and enjoy the Common Elements which shall be appurtenant to and shall pass with the title of the Unit to such Owner, subject to the Declarant Rights of the Declarant and the following rights of the Board of Directors:

(a) To borrow money to improve the Common Elements and to mortgage said Common Elements as security for any such loan; provided, however, that the Association may not subject any portion of the Common Elements to a security interest unless such is approved by Owners to which at least 80% of the votes in the Association are allocated, including 80% of the votes allocated to Units not owned by the Declarant as more fully set forth in § 38-33.3-312 of the Act.

(b) To convey or dedicate all or any part of the Common Elements to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Owners entitled to cast at least 80% of the votes in the Association, including 80% of the votes allocated to Units not owned by the Declarant as more fully set forth in § 38-33.3-312 of the Act.

The granting of leases, permits, licenses and easements on, through or over the Common Elements shall not be deemed a conveyance or encumbrance within the meaning of this Article as more fully set forth in §§ 38-33.3-302 and 38-33.3-312 of the Act.

(c) To promulgate and adopt Rules and Regulations with which each Owner and such Owner's Guests shall strictly comply.

(d) To take such steps as are reasonably necessary to protect the Common Elements against foreclosure.

(e) To enter into, make, perform or enforce any contracts, leases, agreements, licenses, easements and rights-of-way, for the use of the Common Elements by Owners and Guests for any purpose the Board may deem to be useful, beneficial or otherwise appropriate.

(f) To close or limit the use of the Common Elements temporarily while maintaining, repairing and making replacements in the Common Elements, or permanently if approved by Members to which at least 80% of the votes in the Association are allocated, including 80% of the votes allocated to Units not owned by the Declarant as more fully set forth in § 38-33.3-312 of the Act.

(g) To make such use of the Common Elements as may be necessary or appropriate for the performance of the duties and functions which it is obligated or permitted to perform under this Declaration.

(h) The rights granted to the Board of Directors in Paragraph 4.13 hereof.

3.2 Owner's Rights in the Limited Common Elements. Each Owner and such Owner's Guests shall have an exclusive right to use and enjoy the Limited Common Elements appurtenant to the Unit owned by such Owner.

3.3 Delegation of Use. Any Owner may delegate his or her right of enjoyment to the Common Elements and Limited Common Elements and facilities to his or her Guests subject to the Rules of the Association.

3.4 Owner's Easement for Support and Utilities. Each Owner shall have a non-exclusive easement in and over the Common Elements within the Condominium Community including the Common Elements within the Condominium Residence of another Owner, for horizontal and lateral support of the Condominium Residence which is part of his or her Unit, and for utility service to the Condominium Residence, including water, sewer, gas, electricity, telephone, cable and satellite television service.

3.5 Easements for Encroachments. If any part of the Common Elements encroaches or shall hereafter encroach upon a Condominium Residence, an easement for the existence of such encroachment and for the maintenance of the same shall and does exist. If any part of a Condominium Residence encroaches or shall hereafter encroach upon the Common Elements, or upon another Condominium Residence, the Owner of that Condominium Residence shall and does have an easement for the existence of such encroachment and for the maintenance of same. The easement shall extend for whatever period of time the encroachment exists.

Such easements for encroachments shall not be considered to be encumbrances either on the Common Elements or on a Condominium Residence. Encroachments referred to herein include, but are not limited to, unintentional encroachments caused by error in the original construction of the Buildings, by error in the Map, by settling, rising or shifting of the earth, or by changes in position caused by repair or reconstruction of the Condominium Community or any part thereof or by any other movement of any portion of the improvements located upon the Condominium Community.

3.6 Easements in Condominium Residences for Repair, Maintenance, and Emergencies. Some of the Common Elements are or may be located within a Condominium Residence. All Owners shall permit a right of entry to the Board of Directors or any other person authorized by the Board of Directors, whether the Owner is present or not, for access through each Condominium Residence to all Common Elements, from time to time, as may be necessary for the routine maintenance, repair, or replacement for any of the Common Elements located thereon or accessible therefrom or for making emergency repairs necessary to prevent damage to the Common Elements or to another Condominium Residence.

For routine maintenance and non-emergency repairs, entry shall be made only on a regular business day during regular business hours, after service of at least one day's notice in writing to the Owner. In case of emergency, entry shall be made at any time provided that a reasonable effort according to the circumstances is made to give notice of entry.

The Board of Directors or its agents is granted the authority to use such reasonable force as is necessary to gain entry into the Residence in the event of an emergency, if no other means of entry are available in view of the circumstances. The Association shall bear the full responsibility and expense of all damages incurred to the Residence and/or Common Elements because of such forcible entry.

All damage to the interior or any part of a Condominium Residence resulting from the maintenance, repair, emergency repair or replacement of any of the Common Elements, at the instance of the Association, shall be paid for as part of the Common Expense Assessment by all of the Owners. No diminution or abatement for Common Expense Assessments shall be claimed or allowed for inconveniences or discomfort arising from the making of repairs or improvements or from action taken to comply with any law, ordinance or order of any governmental authority. Restoration of the damaged improvements shall be substantially the same as the condition in which they existed prior to damage.

Notwithstanding the foregoing, if any such damage is the result of the carelessness or negligence of any Owner, then such Owner shall be solely responsible for the costs of repairing such damage. In the event the Owner fails within a reasonable time upon proper notice to pay the cost of the damages incurred, the Board of Directors may pay for said damages and charge the Owner responsible as an Individual Assessment in accordance with Paragraph 5.4(b) hereof.

3.7 Emergency Easements. A nonexclusive easement for ingress and egress is hereby granted to all police, sheriff, fire protection, ambulance, and other similar emergency agencies or persons, now or hereafter servicing the Condominium Community, to enter upon all driveways located in the Condominium Community, in the performance of their duties.

3.8 Director's Easements. The Board of Directors has the right to grant leases, permits, licenses and easements on, over, in, under and through the Common Elements for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance, operation or convenience of the Condominium Community.

3.9 Recording Data Regarding Easements. Pursuant to § 38-33.3-205(1)(m) of the Act, the recording data for recorded easements and licenses appurtenant to, or included in the Condominium Community or to which any portion of the Condominium Community is or may become subject to are identified on the attached Exhibit E.

3.10 Owner's Easement for Access. Each Owner shall have a nonexclusive easement for access between such Owner's Residence and the streets within and adjacent to the Condominium Community. There shall be no restrictions upon any Owner's right of ingress and egress to or from such Owner's Residence. Such easement shall extend for whatever period of time the need for access shall exist.

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3.11 Easements Deemed Appurtenant. The easements, uses and rights herein created for an Owner shall be perpetual and appurtenant to the Units owned by such Owner. All conveyances or any other instruments affecting title to a Unit shall be deemed to grant and reserve the easements, uses and rights as provided for herein, as though set forth in said document in full, even though no specific reference to such easements, uses or rights appear in such conveyance.

3.12 Tracts A, C, D, and E Access Easements. The Condominium Community and the Use of the Common Elements shall be subject to the Joint Use and Maintenance Agreements, as set forth in the attached Exhibit E, allowing the owners of Lots 2, 3, 4, 5, and 6, Case Verde Commons, and their successors, assigns, guests and invitees, nonexclusive, perpetual access and utility easements in, over, and across certain tracts of land as more fully described in the respective Joint Use and Maintenance Agreements as recorded with the El Paso County Clerk and Recorder's Office.

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ARTICLE FOUR: THE ASSOCIATION

4.1 Name. The name of the Association is THE CASA VERDE CONDOMINIUM ASSOCIATION.

4.2 Purposes and Powers. The Association, through its Board of Directors, shall manage, operate, care for, insure, maintain, repair and reconstruct all of the Common Elements and keep the same in an attractive and desirable condition for the use and enjoyment of all of the Owners and their Guests. Any purchaser of a Unit shall be deemed to have assented to, ratified and approved such designations and management. The Board of Directors shall have all the power necessary or desirable to effectuate such purposes.

4.3 Board of Directors, Delegation Authority. The affairs of the Association shall be managed by a Board of Directors. By resolution, the Board of Directors may delegate authority to a Managing Agent for the Association as more fully provided for in the Bylaws, provided no such delegation shall relieve the Board of final responsibility.

The Board of Directors shall have all of the powers, authority and duties permitted pursuant to the Act necessary and proper to manage the business and affairs of the Association.

4.4 Articles and Bylaws. The purposes and powers of the Association and the rights and obligations with respect to Members set forth in this Declaration may and shall be amplified by provisions of the Articles of Incorporation and Bylaws of the Association.

4.5 Membership. There shall be one class of membership. Members of the Association shall be every record owner of a Unit subject to this Declaration. Membership shall be appurtenant to and may not be separated from ownership of any Unit. Ownership of such Unit shall be the sole qualification for such membership. Where more than one person holds interest in any Unit, all such persons shall be Members.

The Membership of the Association at all times shall consist exclusively of all Unit Owners or, following termination of the Condominium Community, of all former Unit Owners entitled to distributions of the proceeds under § 38-33.3-218 of the Act, or their heirs, personal representatives, successors or assigns.

4.6 Voting Rights. The Association shall have one class of voting membership. Owners shall be entitled to one Vote for each Unit owned in the Condominium Community; provided, however, in any election of Directors, each Owner shall have the number of Votes equal to the number of Directors to be elected, one Vote to be cast for each Director.

The Vote for such Unit, the ownership of which is held by more than one Owner, may be exercised by any one of them unless an objection or protest by any other holder of an interest of the Unit is made prior to the completion of the vote, in which case the Vote for such Unit shall be exercised as the persons holding such interest shall determine between themselves. Should the joint Owners of a Unit be unable, within a reasonable time, to agree upon how they will vote any issue, they shall be passed over and their right to vote on such issue shall be lost.

4.7 Period of Declarant Control. Subject to provisions of Paragraph 4.8 hereof, there is a "Period of Declarant Control" during which Period the Declarant may appoint and remove any officer of the Association or any member of the Board of Directors. The Period of Declarant Control is a length of time commencing with the recording of this Declaration and terminating seven years thereafter; provided, however, that the Period of Declarant Control shall terminate no later than (a) 60 days after conveyance of 75% of the Units That May Be Created to Owners other than the Declarant or Participating Builder; or (b) two years after the last conveyance of a Unit by the Declarant in the ordinary course of business to Owners other than the Declarant or Participating Builder; or (c) two years after any right to add new Units to the Condominium Community was last exercised.

In the event that the process of entitlement for the Declarant to obtain Building Permits is placed on "hold" (e.g., moratorium, anti-growth legislation, etc.) for reasons beyond the control of Declarant, the time limitations set forth herein shall be extended until the impediment to entitlement is removed.

The Declarant may voluntarily surrender the right to appoint and remove officers and members of the Board of Directors before termination of the Period of Declarant Control. In that event, the Declarant may require, for the duration of the Period of Declarant Control, that specified actions of the Board of Directors, as described in a recorded instrument executed by the Declarant, be approved by the Declarant before they become effective.

4.8 Election by Owners. Not later than 60 days after conveyance of 25% of the Units That May Be Created to Owners other than the Declarant or Participating Builder, at least one member and not less than 25% of the members of the Board of Directors must be elected by Owners other than the Declarant or Participating Builder.

Not later than 60 days after conveyance of 50% of the Units That May Be Created to Owners other than the Declarant or Participating Builder, not less than 33 1/3% of the members of the Board of Directors must be elected by Owners other than the Declarant or Participating Builder.

Not later than the termination of the Period of Declarant Control as set forth in Paragraph 4.7 hereof, the Owners shall elect a Board of Directors consisting of no less than three members, at least a majority of whom shall be Owners other than the Declarant or Participating Builder. The Board shall elect the officers. The Owners elected to the Board shall take office upon election.

4.9 Delivery of Documents by Declarant. Within 60 days after the Owners other than the Declarant elect a majority of the members of the Board of Directors as set forth in Paragraph 4.8, the Declarant shall deliver without expense to the Board all property of the Owners and of the Association relating to the Condominium Community held by or controlled by the Declarant, including, without limitation, the following items:

(a) The original or a certified copy of the recorded Declaration, with all amendments and supplements thereto, the Association's Articles of Incorporation, together with a current Certificate of Good Standing issued by the Colorado Secretary of State, Bylaws, minute books, other books and records, including all income tax returns filed, and any Rules and Regulations which may have been promulgated;

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(b) An accounting for Association funds and audited financial statements from the date the Association received funds and ending on the date the Period of Declarant Control ends in accordance with § 38-33.3-303(9)(b) of the Act;

(c) The Association funds or control thereof;

(d) All of the Declarant's personal property that has been represented by the Declarant to be the property of the Association and has been used exclusively in the operation and enjoyment of the Common Elements;

(e) a copy (for the nonexclusive use of the Association) of any Plans and Specifications used in the construction of Improvements to Common Elements in the Condominium Community;

(f) All insurance policies then in force in which the Owners, the Association, or its directors and officers are named as insured persons;

(g) Copies in Declarant's possession of any certificates of occupancy issued with respect to any Improvements and any other permits in Declarant's possession issued by governmental bodies applicable to the Condominium Community and which are currently in force or which were issued within one year prior to the date on which Owners other than the Declarant took control of the Association;

(h) Written warranties of the contractors, subcontractors, suppliers and manufacturers that are assignable and still effective (to the extent not already assigned);

(i) A roster of Owners and Eligible Mortgagees and their addresses and telephone numbers, if known, as shown on the Declarant's records;

(j) Employment contracts in which the Association is a contracting party; and

(k) Any service contract in which the Association is a contracting party or in which the Association or the Owners have any obligation to pay a fee to the persons performing the services.

4.10 Budget:

(a) Annual Budget. In accordance with § 38-33.3-303 of the Act, the Board of Directors shall cause to be prepared, at least 60 days prior to the commencement of each calendar year, a Budget for such calendar year. Within 30 days after the adoption of any Budget by the Board, the Board shall mail, by ordinary first-class mail, or otherwise deliver, a summary of the Budget to each Owner and shall set a date for a meeting of the Owners to consider ratification of the Budget not less than 14 days nor more than 60 days after delivery of the summary.

The Budget shall be deemed ratified when it is approved by 80% of the Owners present, either in person or by proxy, at a meeting called for that purpose. In the event the Budget is rejected, the Budget last ratified by the Owners must be continued until such time as the Owners ratify a subsequent budget adopted by the Board of Directors.

(b) Amended Budget. If the Board of Directors deems it necessary or advisable to amend a Budget that has been ratified by the Owners pursuant to Paragraph 4.10(a) above, the Board may adopt a proposed amendment to the Budget, deliver a summary of the proposed amendment to all Owners and set a date for a meeting of the Owners to consider ratification of the proposed amendment. The date of such meeting shall not be less than 14 days, nor more than 60 days, after the delivery of the summary of the proposed amendment.

The amended Budget shall be deemed ratified when it is approved by 80% of the Owners present, either in person or by proxy, at a meeting called for that purpose.

4.11 Association Agreements. Any agreement for professional management of the Condominium Community or any contract providing for services of the Declarant, may not exceed one year. Any such agreement must provide for termination by either party without cause and without payment of a termination fee or penalty upon 30 days written notice.

The Association shall not be bound either directly or indirectly to contracts or leases (including management contracts) entered into during the Period of Declarant Control unless the Association is provided with a right of termination of any such contract or lease without cause, which is exercisable without penalty at any time after such transfer from Declarant Control upon not less than 30 days notice to the other party thereto.

4.12 Indemnification. Each Officer, Director and committee member of the Association shall be indemnified by the Association against all expenses and liabilities including attorney fees, reasonably incurred by or imposed upon him or her in any proceeding to which he or she may be a party, or in which he or she may become involved, by reason of him or her being or having been an Officer, Director or committee member of the Association, or any settlements thereof, whether or not he or she is an Officer, Director or committee member of the Association at the time such expenses are incurred, to the full extent permitted by Colorado law.

4.13 Certain Rights and Obligations of the Association:

(a) Attorney-in-Fact. This Declaration does hereby make mandatory the irrevocable appointment of an Attorney-in-Fact to deal with the Condominium Community upon its damage, destruction, condemnation and/or obsolescence.

The Board of Directors is hereby irrevocably appointed attorney-in-fact for the Owners, and each of them, to manage, control and deal with the interest of such Owner in the Common Elements so as to permit the Association to fulfill all of its duties and obligations hereunder and to exercise all of its rights hereunder, to deal with the Condominium Community upon its destruction, condemnation or obsolescence as hereinafter provided.

The acceptance by any person of any interest in any Unit shall constitute an appointment of the Board of Directors as attorney-in-fact as provided above and hereinafter. The Board of Directors shall be granted all of the powers necessary to govern, manage, maintain, repair, administer and regulate the Condominium Community and to perform all of the duties required of it.

(b) Contracts, Easements and Other Agreements. Subject to Paragraph 4.11 above, the Board of Directors shall have the right to enter into, grant, perform, enforce, cancel and vacate: contracts, easements, licenses, leases, agreements, and/or rights-of-way, for the use by Owners, their Guests, and other persons, concerning the Common Elements.

Any of such contracts, licenses, leases, agreements, easements and/or rights-of-way, shall be upon such terms and conditions as may be agreed to from time to time by the Board of Directors, without the necessity of the consent thereto, or joinder therein by the Owners or First Mortgagees.

(c) Other Association Functions. The Association may undertake any activity, function or service for the benefit of or to further the interests of all, some or any Members on a self-supporting, Special Assessment or Common Expense Assessment basis.

(d) Implied Rights. The Board of Directors shall have and may exercise any right or privilege given to it expressly by this Declaration, or reasonably to be implied from the provisions of this Declaration, or given or implied by law, or which may be necessary or desirable to fulfill its duties, obligations, rights or privileges.

4.14 Certain Rights and Obligations of the Declarant and Participating Builder. So long as there are unsold Units within the Condominium Community owned by the Declarant or Participating Builder, the Declarant and Participating Builder shall enjoy the same rights and assumes the same duties as they relate to each individual unsold Unit.

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ARTICLE FIVE: ASSESSMENTS

5.1 Obligation. Each Owner, including Declarant, by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, covenants and agrees and shall be personally obligated to pay to the Association (a) Common Expense Assessments, (b) Special Assessments, (c) Garage Assessments (if applicable), (d) Fines, (e) Individual Assessments, and (f) Costs of Enforcement, which shall be a continuing lien upon the Unit against which each such Assessment is levied.

The obligation for such payments by each Owner to the Association is an independent personal covenant with all amounts due, from time to time, payable in full when due without notice or demand and without setoff or deduction. All Owners of each Unit shall be jointly and severally liable to the Association for the payment of all Assessments and Costs of Enforcement attributable to their Unit.

The personal obligation for delinquent assessment shall not pass to such Owner's successors in title unless expressly assumed by them.

No Owner may waive or otherwise escape liability for the Common Expense Assessment provided for herein by the non-use of the Common Elements or the abandonment of such Owner's Unit.

The omission or failure of the Board of Directors to levy the Common Expense Assessment for any period shall not be deemed a waiver, modification or a release of the Owners from their obligation to pay.

5.2 Purpose of the Assessments. The Assessments levied by the Association shall be used exclusively for the purpose of (a) promoting the welfare and interests of the Owners of the Condominium Community, the Members of the Association and their Guests, (b) providing for the administration and management of the Condominium Community; (c) providing for the upkeep, improvement, repair, maintenance and reconstruction of the Common Elements and the improvements thereon and thereto; (d) providing blanket hazard insurance for the Common Elements; (e) providing liability insurance to cover incidents occurring on the Common Elements; (f) performing all of the obligations of the Association under the Project Documents; and (g) satisfying any other purpose reasonable, necessary or incidental to such purposes.

Such Assessments shall include the establishment and maintenance of a reserve fund for the improvement, maintenance, reconstruction, and repair of the Common Elements on a periodic basis, provided, however, that such assessments levied during the Period of Declarant Control may not be used for the purpose of constructing capital improvements.

5.3 Date of Commencement of the Common Expense Assessment. The Common Expense Assessment shall commence as to all Units no later than 60 days after the first Unit is conveyed to an Owner other than the Declarant or Participating Builder.

Until the commencement of the collection of the Common Expense Assessment, the Declarant shall pay all of the expenses incurred and paid for by the Association.

5.4 Levy of Assessments and Fines:

(a) Common Expense Assessments. Common Expense Assessments shall be levied on all Units based upon the Budget of the Association's requirements. The Common Expense Assessment Liability shall be allocated among the Units in accordance with that Unit's Common Expense Assessment Liability as set forth in Paragraph 1.3(b) hereof, and shall commence in accordance with Paragraph 5.3 hereof.

To the extent that any Common Expenses or a portion thereof benefit fewer than all of the Unit Owners, such expenses may be assessed exclusively against the Units benefitted as provided in C.R.S. § 38-33.3-315(3)(b) of the Act.

(b) Individual Assessments. The Board of Directors shall have the right to individually levy any Owner or Owners amounts as provided for by this Declaration, including but not be limited to, charges levied under Paragraphs 2.14, 3.6, 6.6, 6.8, 7.2, 7.7, 8.3, 9.1, and 9.7 thereof.

No Individual Assessment shall be levied until the Owner or Owners to be charged have been given a Notice and Hearing as provided for in the Bylaws of the Association. Individual Assessments shall be collected as part of the Costs of Enforcement.

Individual Assessments may be levied at any time as required and are exempt from any voting requirements by the membership required for other assessments called for under the Declaration.

(c) Fines. The Board of Directors of the Association shall have the right to levy a Fine against an Owner or Owners for each violation of the Project Documents. No such Fine shall be levied until the Owner or Owners to be charged have been given a Notice and Hearing as provided for in the Bylaws of the Association.

Fines may be levied in a reasonable amount as determined from time to time by the Board of Directors in its discretion and uniformly applied. Fines shall be collected as part of the Costs of Enforcement. Fines may be levied at any time as required and are exempt from any voting requirements by the membership required for other assessments called for under the Declaration.

(d) Special Assessments. In addition to the other Assessments authorized herein, the Board of Directors, subject to the limitations set forth below, may levy a Special Assessment for the purpose of defraying, in whole or in part, any unexpected expense including but not be limited to, the cost of any construction, reconstruction, improvement, repair or replacement of a capital improvement upon the Common Elements, including fixtures and personal property relating thereto, or for the funding of any operating deficit incurred by the Association provided that any such Assessment shall have the approval of Owners to whom at least 80% of the votes in the Association are allocated, who are voting in person or by proxy at a meeting duly called for this purpose.

Any such Special Assessment shall be levied against each Unit in accordance with that Unit's Common Expense Assessment Liability determined in accordance with Paragraph 1.3(b) hereof. Notwithstanding the foregoing, Special Assessments levied during the Period of Declarant Control may not be used for the purpose of constructing capital improvements.

If the Condominium Community has been or may be approved by the Federal Housing Administration and/or Veterans Administration, then until the termination of the Period of Declarant Control in accordance with Paragraph 4.7 hereof, all Special Assessments for capital improvements in addition to the approval of the Owners as required above will require the written consent of the Veterans Administration and/or the Federal Housing Administration.

(e) Garage Assessments. A Garage Assessment shall be levied against each Condominium Unit to which a Garage Space is appurtenant as a Limited Common Element as provided in Paragraph 2.17.

The Garage Assessment shall be in an amount determined from time to time by the Board of Directors as reasonable and necessary to provide for the repair, maintenance and reconstruction of the said Garages as provided in Paragraph 9.1.

(f) Carport Assessments. A Carport Assessment shall be levied against each Condominium Unit to which a Carport Space is appurtenant as a Limited Common Element as provided in Paragraph 2.17.

The Assessment shall be in an amount determined from time to time by the Board of Directors as reasonable and necessary to provide for the repair, maintenance and reconstruction of the said Carports as provided in Paragraph 9.1.

5.5 Due Date. Fines and Individual Assessments shall be due and payable as established by the Board of Directors.

Common Expense Assessments shall be levied on an annual basis by the Board of Directors and shall be due and payable in monthly installments in advance, provided that the first Assessment levied shall be adjusted to reflect the time remaining in the first Association's fiscal year. Any Owner purchasing a Unit between annual due dates shall pay a prorated share.

Special Assessments shall be due and payable as established by the Board of Directors but may be payable on an installment basis as determined by the Board.

Garage and Carport Assessments shall be due and payable at the same time as the Common Expense Assessments. Any Owner purchasing a Unit to which a Garage or Carport Space is appurtenant between annual due dates shall pay a prorated share.

Written notice of all Assessments shall be sent to each Owner subject thereto specifying the type of Assessment, the amount and the date such Assessment is due.

Mortgagees are not required to collect assessments.

5.6 Remedies for Nonpayment of Assessments. If any Assessment (including Costs of Enforcement) is not fully paid within 15 days after the same becomes due and payable, then interest shall accrue at the default rate set by the Board of Directors on any amount of the Assessment in default accruing from the due date until date of payment, and the Board may assess a Late Fee in an amount as determined in the Board's discretion. In addition, the Board may:

- (a) accelerate and declare immediately due and payable all unpaid installments of the Assessment payable for the balance of the fiscal year during which such default occurred; and
- (b) bring an action at law against any Owner personally obligated to pay the Assessment and obtain a judgment for the amounts due; and
- (c) proceed to foreclose its lien against the Unit pursuant to the power of sale granted to the Association by this Declaration in the manner and form provided by Colorado law for foreclosure of real estate mortgages; and

An action at law or in equity by the Association against an Owner to recover a judgment for unpaid Assessments may be commenced and pursued by the Association without foreclosing or in any way waiving the Association's lien for the Assessments.

Failure to pay assessments does not constitute a default under an insured mortgage.

5.7 Assessment Lien. The Association is hereby granted an Assessment Lien against each Unit for any Assessment levied by the Board of Directors and for Costs of Enforcement when the Unit Owner fails to pay as required by the Declaration. All Costs of Enforcement incurred pursuant to this Declaration are enforceable as Assessments. If an Assessment is payable in installments, the full amount of the Assessment is a lien from the time the first installment thereof becomes due.

The Association's lien on a Unit for Assessments shall be superior to all other liens and encumbrances except the following:

- (a) liens and encumbrances recorded prior to the recording of this Declaration; and
- (b) real property ad valorem taxes and special assessment liens duly imposed by Colorado governmental or political subdivision or special taxing districts, or any other liens made superior by statute; and
- (c) the lien of any loan evidenced by a first deed of trust or mortgage, including a mortgage and any executory land sales contract wherein the Administrator of Veterans Affairs (Veterans Administration) is seller, whether such contract is owned by the Veterans Administration or its assigns, and whether such contract is recorded or not, except to the extent the Act grants priority for Assessments to the Association.

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The Act does not affect the priority of mechanic's or materialmen's liens.

Recording of the Declaration constitutes record notice and perfection of the lien. No further recordation of any claim of lien for Assessments under this Article is required. However, the Board of Directors may prepare, and record in the Office of the County Clerk and Recorder, a written notice setting forth the amount of the unpaid indebtedness, the name of the Owner of the Unit, and a description of the Unit. If a lien is filed, the cost thereof shall be considered a Cost of Enforcement.

Sale or transfer of any Unit shall not affect the lien for said Assessments except that sale or transfer of any Unit pursuant to foreclosure of any first deed of trust or mortgage, or any proceeding in lieu thereof, including deed in lieu of foreclosure, shall only extinguish the Assessment Lien only to the extent provided by Colorado law. No such sale or deed in lieu of foreclosure shall relieve any Owner from continuing personal liability for any Assessment thereafter becoming due, nor from the lien thereof.

Any First Mortgagee who acquires title to a Unit by virtue of foreclosing a first deed of trust or mortgage or by virtue of a deed in lieu of foreclosure will take the Unit free of any claims for unpaid Assessments and Costs of Enforcement against that Unit which have accrued prior to the time such First Mortgagee acquires title to the Unit, except to the extent the Act grants lien priority for Assessments of the Association.

In any action by the Association to collect Assessments and Costs of Enforcement or to foreclose a lien for unpaid Assessments, the court may appoint a receiver for the Owner to collect all sums alleged to be due from the Owner prior to or during the pending of the action. The court may order the receiver to pay any sums held by the receiver to the Association during the pending of the action to the extent of the Association's Common Expense Assessments and Costs of Enforcement. The rights of the Association shall be expressly subordinate to the rights of any First Mortgagee of a Unit under any assignment of rents given in connection with a first deed of trust or mortgage.

The Assessment Lien hereby given shall also be a lien upon all of the rents and profits of the encumbered Unit; provided, however, the lien shall be subject and subordinate to the rights of any First Mortgagee of a Unit under any assignment of rents given in connection with a first deed of trust or mortgage. Without prejudice to any other right or remedy, the Association may exercise its lien rights to rents and profits by delivering a Notice of Exercise to the occupant or any payor of rents and profits, and thereafter shall be entitled to collect all such rents and profits to the extent of any delinquency.

The Association's lien on a Unit for Assessments and Costs of Enforcement shall be superior to any homestead exemption now or hereafter provided by the laws of the State of Colorado or any exemption now or hereafter provided by the laws of the United States. The acceptance of a deed to a Unit subject to this Declaration shall constitute a waiver of the homestead and any other exemption as against said Assessment lien.

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5.8 Assignment of Assessments. The Board of Directors shall have the unrestricted right to assign its right to receive Common Expense Assessments, Garage Assessments and other future income, either as security for obligations of the Association or otherwise, on the condition that any such assignment is approved in writing by Owners to which at least 80% of the votes in the Association are allocated, including 80% of the votes allocated to Units not owned by the Declarant.

5.9 Surplus Funds. Any surplus funds of the Association remaining at the close of the Association's fiscal year after payment of the Common Expenses and funding the Reserve Fund shall be retained by the Association as unallocated reserves and need not be credited to the Owners to reduce their future Assessment Liability.

5.10 Working Capital Fund. At the closing of the initial sale, and each subsequent resale, of a Unit to an Owner other than the Declarant or Participating Builder, a non-refundable contribution shall be made by such Owner or subsequent buyer to the Working Capital Fund of the Association in an amount equal to two months' Common Expense Assessment then in effect. Said contribution shall be collected and transferred to the Association at the time of closing of the sale of each Unit and shall be held by the Association for the use and benefit of the Association including meeting unforeseen expenditures or to purchase additional equipment or services.

Such contribution to the Working Capital Fund shall not relieve an Owner from making regular payments of Assessments as the same become due. Upon the later sale or transfer of his or her Unit, an Owner shall NOT BE ENTITLED to a credit from the Association for the aforesaid contribution.

The Declarant is prohibited from using the Working Capital Fund to defray any of its expenses, reserve contributions or construction costs, or to make up any budget deficits during the Declarant Control Period.

5.11 Certificate of Assessment Status. The Association shall furnish to an Owner or such Owner's First Mortgagee upon written request to the Association's Registered Agent, a statement setting forth the amount of unpaid Assessments currently levied against such Owner's Unit.

The statement shall be furnished within 14 business days after receipt of the request and is binding upon the Association, the Board of Directors, and every Owner. If no statement is furnished to the Owner or First Mortgagee, then the Association shall have no right to assert a priority lien upon the Unit for unpaid Assessments which were due as of the date of the request.

5.12 No Offsets. All Assessments shall be payable in the amounts specified in the levy thereof, and no offsets or reduction thereof shall be permitted for any reason including, without limitation, any claim that the Association or the Board of Directors is not properly exercising its duties and powers under this Declaration. The Declarant is exempt from the provisions of this Paragraph 5.12.

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ARTICLE SIX: RESTRICTIVE COVENANTS AND OBLIGATIONS

The strict application of the limitations and restrictions herein contained in any specific case may be modified or waived in whole or in part by the Board of Directors if such strict application would be unreasonable or unduly harsh under the circumstances. Any such modification or waiver must be in writing.

6.1 Use and Occupancy of the Condominium Residences. Each Owner shall be entitled to the exclusive ownership and possession of such Owner's Condominium Residence. Subject to the Declarant Rights reserved or described herein and the exemptions for the Declarant set forth in Paragraph 6.16 hereof, no Condominium Residence within the Condominium Community shall be used for any purpose other than single-family residential purposes as generally defined, provided however, Owners may conduct business activities within their Residences provided that all of the following conditions are satisfied in the sole discretion of the Board of Directors:

(a) the business conducted is clearly secondary to the residential use of the Residence and is conducted entirely within the Residence;

(b) the existence or operation of the business is not detectable from outside of the Residence by sight, sound, smell or otherwise, or by the existence of signs indicating that a business is being conducted;

(c) the business does not result in an undue volume of traffic or parking within the Condominium Community, which determination shall be made by the Board of Directors in its sole discretion from time to time;

(d) the business conforms to all zoning requirements and is lawful in nature;

(e) the business conforms to any rules and regulations that may be imposed by the Board of Directors from time to time on a uniform basis.

6.2 Use of the Common Elements. Each Owner and such Owner's Guests may use the appurtenant Common Elements in accordance with the purpose for which they are intended, without hindering or encroaching upon the lawful rights of the other Owners. The Board of Directors may adopt Rules and Regulations governing the use of the Common Elements, but such Rules and Regulations shall be uniform and nondiscriminatory. Each Owner, by the acceptance of his or her deed or other instrument of conveyance or assignment and such Owner's Guests occupying the Residence agree to be bound by any such adopted Rules and Regulations.

There shall be no obstruction of the Common Elements, nor shall anything be stored on any part of the Common Elements without the prior written consent of the Board of Directors. Nothing shall be altered, constructed on, or removed from the Common Elements except upon the prior written consent of the Board of Directors of the Association.

6.3 Nuisances. No noxious or offensive activity shall be carried on within the Condominium Community, nor shall anything be done or maintained thereon which may be or become an annoyance or nuisance to the neighborhood or detract from its value as an attractive residential community.

6.4 Prohibition of Certain Activities. Nothing shall be done or kept in any Residence or in the Common Elements or any part thereof which would result in the cancellation of the insurance on the Condominium Community or increase the rate of the insurance on the Condominium Community over what the Association, but for such activity, would pay, without the prior written consent of the Board of Directors.

Nothing shall be done or kept in any Residence or in the Common Elements which would be in violation of any statute, ordinance, regulations, or other validly imposed requirement of any governmental body. No noxious, destructive or offensive activity shall be carried on in any Residence or in the Common Elements, nor shall anything be done therein which may be or may become an annoyance or nuisance to others. No sound or vibration shall be emitted on any part of the Condominium Community which is unreasonably loud or annoying.

6.5 Exterior Equipment Prohibition. No exterior equipment or fixtures, including, but not limited to, the following shall be permitted without the written consent of the Board of Directors: air conditioning units, swamp coolers, or other ventilating equipment; and any type or kind of wiring, ducts, or pipes, excluding holiday wiring.

6.6 Owner Caused Damages. If, due to the act or neglect of an Owner or such Owner's Guests, loss or damage shall be caused to the Common Elements, such Owner shall be liable and responsible for the payment of same. The amount of such loss or damage, together with costs of collection and reasonable attorneys' fees and costs, if necessary, may be collected by the Board of Directors from such Owner as an Individual Assessment against such Owner in accordance with Paragraph 5.4(b) hereof.

6.7 Waiver of Summary Abatement. The Declarant and the Association waives the right to use summary abatement or similar means to enforce the restrictions herein contained. Judicial proceedings must be instituted before any items of construction can be altered or demolished.

6.8 Private Access and Public Utility Easements. Located throughout the Condominium Community are Tracts which provide private access and public utilities to certain Lots which are adjacent to the Tracts, to wit:

- (a) Tract A provides private access and public utilities to Lot 1 (the Condominium Community), and Lots 2 and 3 as shown on the recorded Plat;
- (b) Tracts C and D provide private access and public utilities to Lot 1 (the Condominium Community), and Lots 4, 5 and 6 as shown on the recorded Plat.

The use of these Tracts shall be restricted to the Owners and such Owners' Guests of the benefitted Lots.

Each benefitted Lot shall be responsible for the maintenance, repair and/or reconstruction of said Tracts in accordance with ARTICLE NINE and shall pay its proportionate share of the repair, maintenance and/or reconstruction of said Tracts which will be levied against such benefitted Lots in accordance with Paragraph 5.4(a) hereof, to wit:

- (a) Tract A will be maintained, repaired and reconstructed by the Owners of said Lot 1 and the Owners of said Lots 2 and 3;
- (b) Tract C will be maintained, repaired and reconstructed by the Owners of said Lot 1 and the Owners of said Lot 6;
- (c) Tract D will be maintained, repaired and reconstructed by the Owners of said Lot 1 and the Owners of said Lots 4 and 5.

In the event such repair, maintenance and/or reconstruction results from the willful neglect or destruction by an Owner or such Owner's Guest, the Board of Directors shall have the right, after Notice and Hearing, to repair, maintain and/or reconstruct said Tract. The cost of such maintenance, repair and/or reconstruction shall be chargeable to such Owner by an Individual Assessment in accordance with Paragraph 5.4(b) hereof.

6.9 Exemptions for the Declarant and Participating Builder. For so long as the Declarant or Participating Builder own a Unit within the Condominium Community, the Declarant and Participating Builder shall be exempt from the provisions of this ARTICLE SIX to the extent that it impedes the Declarant's or Participating Builder's development, construction, marketing, sales or leasing activities in Declarant's discretion.

The Association, acting through its Board of Directors, shall have the standing and power to enforce all of the above Restrictive Covenants and Obligations.

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ARTICLE SEVEN: INSURANCE/CONDEMNATION

7.1 Authority to Purchase/General Requirements. Except as provided in the following Paragraph, the Board of Directors shall purchase one or more master policies of insurance relating to the Common Elements and Limited Common Elements. The Board of Directors shall promptly furnish to each Owner and/or such Owner's First Mortgagee requesting same, written notice of the procurement of, subsequent changes in, renewals of, or termination of insurance coverages obtained on behalf of the Association.

EACH OWNER OF AN OWNER-OCCUPIED CONDOMINIUM UNIT SHALL PURCHASE A CONDOMINIUM UNIT OWNER'S POLICY (HO-6) OR ITS EQUIVALENT FOR ALL OF SUCH OWNER'S PERSONAL PROPERTY, AND HOUSEHOLD GOODS LOCATED WITHIN SUCH OWNER'S RESIDENCE. THE POLICY SHALL ALSO INSURE ANY AND ALL IMPROVEMENTS OR BETTERMENTS MADE TO THE RESIDENCE'S INTERIOR UNFINISHED SURFACES OF ITS PERIMETER WALLS, FLOORS AND CEILINGS BY CURRENT OWNER, TOGETHER WITH PROVIDING PERSONAL LIABILITY COVERAGE. EACH OWNER, EXCEPT FOR DECLARANT, OF A NON-OWNER-OCCUPIED CONDOMINIUM RESIDENCE, SHALL PURCHASE A CONDOMINIUM OWNER'S RENTAL LIABILITY POLICY OR ITS EQUIVALENT, AND ALSO INSURE ANY AND ALL IMPROVEMENTS OR BETTERMENTS MADE TO THE RESIDENCE'S INTERIOR UNFINISHED SURFACES OF ITS PERIMETER WALLS, FLOORS AND CEILINGS BY CURRENT OWNER.

THE ASSOCIATION WILL NOT PROVIDE SUCH COVERAGES IN ITS MASTER POLICIES.

EACH POLICY SHALL INCLUDE MINIMUM COVERAGE OF \$2,500 DWELLING COVERAGE TO PROVIDE THE OWNER WITH COVERAGE IF A CLAIM ARISES WITHIN SUCH OWNER'S INDIVIDUAL UNIT WHICH IS UNDER THE ASSOCIATION'S CONDOMINIUM INSURANCE DEDUCTIBLE.

The Board of Directors shall not obtain any policy where (a) under the terms of the insurance company's charter, bylaws, or policy, contributions or assessments may be made against the Association, an Owner or the First Mortgagee, or (b) by the terms of the carrier's charter, bylaws or policy, loss payments are contingent upon action by the carrier's Board of Directors, policyholders or members; or (c) the policy includes any limited clauses (other than insurance conditions) which could prevent Owners or First Mortgagees from collecting insurance proceeds.

Each such policy shall provide that:

(a) The insurer to the extent possible waives any right to claim by way of subrogation against the Declarant, the Association, the Board of Directors, the Managing Agent or the Owners, and their respective agents, employees, Guests and, in the case of the Owners, the members of their households.

(b) Such policy shall not be canceled, invalidated or suspended due to the conduct of any Owner or his or her Guests or of any officer or employee of the Board of Directors or the Managing Agent without a prior demand in writing that the Board cure the defect and such defect is not cured within 45 days after such demand;

(c) Such policy, including any fidelity insurance of the Association referred to in Paragraph 7.5 hereof may not be canceled, substantially modified or not renewed (including cancellation for nonpayment of premium) without at least 30 days prior written notice to the Board of Directors and each Owner and First Mortgagee to whom a certificate of insurance has been issued, at their last known address;

(d) Such policy must provide that no assessment may be made against a First Mortgagee and that any assessment made against others shall not become a lien on a Unit superior to the lien of a First Mortgagee except as provided for in the Act;

(e) The Declarant and Participating Builder, so long as Declarant or Participating Builder shall own any Unit, shall be protected by all such policies as an Owner, if such coverage is available;

All policies of insurance shall be written by reputable companies duly authorized and licensed to do business in the State of Colorado with an A.M. Best's rating of "A" or better.

All insurance policies shall contain the standard mortgagee clause or equivalent endorsement (without contribution) in which it appropriately names the First Mortgagee in the policy its beneficiary.

7.2 Condominium Insurance. The Board of Directors shall obtain and maintain a blanket, "all-risk" form policy of condominium insurance with sprinkler leakage (if applicable) and debris removal, insuring all the Common Elements and Limited Common Elements located within the Condominium Community.

Such insurance shall also include, among other things, all fixtures, installations or additions comprising a part of the individual Units within the unfinished interior surfaces of the perimeter walls, floors, and ceilings of the Units initially installed or replacements thereof made in accordance with the original plans and specifications, or any additions or improvements made by previous Owners.

Such insurance shall at all times represent 100% of the current replacement cost based on the most recent appraisal of the Common Elements, Limited Common Elements and the attached fixtures, installations and additions comprising a part of the Condominium Residences. The current replacement cost shall not include values for land, foundation, excavation and other items normally excluded therefrom and shall be without deduction for depreciation and with no provision for co-insurance. If available, the policy shall be endorsed with a "Guaranteed Replacement Cost Endorsement".

The Board of Directors shall review at least annually all of its insurance policies in order to insure that the coverages contained in the policies are sufficient. The Board of Directors shall consistent with good business practices, and at reasonable intervals obtain a written appraisal for insurance purposes, showing that the insurance represents 100% of the current replacement cost as defined above.

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Such policies shall also provide:

(a) The following endorsements or their equivalent: No Control Endorsement, Contingent Liability from Operation of Building Laws or Codes Endorsement, Cost of Demolition Endorsement, Increased Cost of Construction Endorsement Agreed Amount Endorsement, and Inflation Guard Endorsement, if available.

(b) That any "no other insurance" clause expressly exclude individual Owners' policies from its operation so that the property insurance policy purchased by the Board of Directors shall be deemed primary coverage and any individual Owners' policies shall be deemed excess coverage, and in no event shall the insurance coverage obtained and maintained by the Board of Directors hereunder provide for or be brought into contribution with insurance purchased by individual Owners or their First Mortgagees, unless otherwise required by law.

A certificate, together with proof of payment of premiums, shall be delivered by the insurer to any Owner or First Mortgagee requesting the same, at least 30 days prior to expiration of the then current policy.

The insurance shall be carried naming the Association as the owner and beneficiary thereof for the use and benefit of the individual Owners and shall provide a standard noncontributory mortgagee clause in favor of each First Mortgagee. Any loss covered by the policies carried under this Article shall be adjusted exclusively by the Board of Directors and provide that all claims are to be settled on a replacement cost basis.

The Association shall hold any insurance proceeds received in trust for the Association, the Owners and for the holders of their Security Interests as their interests may appear. The proceeds shall be disbursed first for the repair or restoration of the damaged Common Elements in accordance with ARTICLE EIGHT hereof. Owners and holders of Security Interests are not entitled to receive payment of any portion of the proceeds unless there is a surplus of proceeds after the Common Elements have been repaired and fully restored or the Condominium Community is terminated. No Owner or any other party shall be entitled to priority over First Mortgagees with respect to any distribution of the insurance proceeds.

Title to each Unit within the Condominium Community is declared and expressly made subject to the terms and conditions hereto, and acceptance by the grantee of a deed or other instrument of conveyance from the Declarant or from any Owner shall constitute appointment of the attorney-in-fact herein provided. All of the Owners constitute and appoint the Board of Directors their true and lawful attorney in their name, place and stead for the purpose of dealing with the Condominium Community upon its damage or destruction as is hereinafter provided.

As attorney-in-fact, the Board of Directors of the Association shall have full and complete authorization, power and right to make, execute and deliver any contract or any other instrument with respect to the interest of any Owner which is necessary and appropriate to exercise the powers herein granted.

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The deductible, if any, on such insurance policy shall be as the Board of Directors determines to be consistent with good business practice and which shall be consistent with the requirements of the First Mortgagees, not to exceed, however, \$5000.00 or one percent of the face amount of the policy whichever is less. Any loss falling within the deductible portion of a policy shall be paid by the Association. Funds to cover the deductible amounts shall be included in the Association's Reserve Funds and be so designated.

The Board shall have the authority to levy, after Notice and Hearing, against Owners causing such loss for the reimbursement of all deductibles paid by the Association as an Individual Assessment in accordance with Paragraph 5.4(b) hereof.

7.3 Liability Insurance. The Board of Directors shall obtain and maintain comprehensive general liability including (to the extent they are reasonably available) eviction, libel, slander, false arrest and invasion of privacy and property damage insurance providing coverage for any occurrences happening on the Common Elements and Limited Common Elements.

Such coverage under this policy shall include, without limitation, the legal liability of the insureds for property damage, bodily injuries and deaths of persons that result from the operation, maintenance or use of the Common Elements and Limited Common Elements and the legal liability arising out of lawsuits relating to employment contracts in which the Association is a party.

Such insurance shall be issued on a comprehensive liability basis. Additional coverages may be required to include protection against such other risks as are customarily covered with respect to the Common Elements and Limited Common Elements similar in construction, location and use, including, but not limited to, Host Liquor Liability coverage with respect to events sponsored by the Association, Comprehensive Automobile Liability Insurance, and Severability of Interest Endorsement.

IN THE EVENT THE ASSOCIATION HOSTS A FUNCTION AND CHARGES FOR FOOD OR DRINK AND LIQUOR IS SERVED, THERE WILL BE NO HOST LIQUOR LIABILITY COVERAGE FOR THE ASSOCIATION. IF MONEY IS CHARGED, A LIQUOR LIABILITY POLICY WOULD BE NEEDED TO GIVE COVERAGE TO THE ASSOCIATION.

The Board of Directors shall review such limits once each year, but in no event shall such insurance be less than \$1,000,000.00 covering all claims for bodily injury, including deaths of persons and property damage arising out of a single occurrence. Reasonable amounts of "umbrella" liability insurance in excess of the primary limits may also be obtained.

7.4 Owner Responsibility. Notwithstanding the above, any event which arises from any fixtures or equipment for which the Owner has sole maintenance responsibility which causes damage to the Owner's Residence, another Residence, or to the Common Elements, shall be the sole responsibility of the Owner.

7.5 Fidelity Insurance. The Board of Directors shall obtain and maintain, to the extent reasonably available, fidelity insurance coverage for any Owner or Association employee who either handles or is responsible for funds held or administered by the Association. The insurance shall name the Association as insured, and shall contain waivers of any defense based upon the exclusion of persons who serve without compensation from any definition of "employee" or similar expression.

The fidelity insurance policy should cover the maximum funds (including Reserve Funds) that will be in the custody of the Association or its management agent at any time while the policy is in force; provided however, in any event the aggregate amount of such insurance shall be not less than a sum equal to three months' aggregate Assessments on all Units, plus Reserve Funds.

The policy must include a provision that calls for 10 days written notice to the Association before the policy can be canceled or substantially modified for any reason. The same notice must also be given to each servicer that services a Fannie Mae-owned or securitized mortgage in the Condominium Community.

A management agent that handles funds for the Association should be covered by its own fidelity insurance policy which must provide the same coverage required of the Association.

7.6 Additional Insurance. If the area where the Condominium Community is located has been identified by the Secretary of Housing and Urban Development (HUD) or the Director of the Federal Emergency Management Agency (FEMA) as a Special Flood Hazard Area, flood insurance for the Condominium Community shall be maintained providing coverage equivalent to that provided under the National Flood Insurance Program in an amount of 100% of the Condominium Community's current replacement cost or the maximum amount available.

The Association must also maintain coverage for all Common Elements and Limited Common Elements for 100% of their replacement cost as defined above. A separate Association endorsement is required if not already a part of the policy.

If the Condominium Community at the time of the recording of this Declaration is not identified as a Special Flood Hazard Area but becomes reclassified at a later date as such, the Board of Directors shall obtain flood insurance for the Condominium Community in accordance with the above. Conversely, flood insurance may be discontinued when the Condominium Community is reclassified out of the Special Flood Hazard Area.

The Association may also maintain coverage for:

(a) Adequate Directors and Officers liability insurance, if available, and if deemed consistent with good business practices, for errors and omissions on all Directors and Officers to be written in an amount which the Board of Directors deems adequate;

(b) Worker's Compensation and Employer's Liability Insurance and all other similar insurance with respect to employees of the Association in the amount and in the forms now or hereafter acquired by law;

(c) Such other insurance of a similar or dissimilar nature, as the Board of Directors shall deem appropriate with respect to the Condominium Community.

7.7 Payment of Insurance Premiums. Insurance premiums for insurance carried by the Association shall be paid for by the Association as a Common Expense.

In the event there are not sufficient funds generated from the Common Expense Assessment to cover the cost of the insurance provided for above, then the deficiency shall be chargeable to each Owner by an Individual Assessment in accordance with Paragraph 5.4(b) hereof and such assessment shall be exempt from any special voting requirements of the Membership. Such assessment shall be prorated among Owners in accordance with the Owners' Common Expense Liability set forth in Paragraph 1.3(b) hereof.

7.8 Separate Insurance. No Owner shall be entitled to exercise his or her right to acquire or maintain such insurance coverage so as to decrease the amount which the Board of Directors, on behalf of all Owners, may realize under any insurance policy maintained by the Board or to cause any insurance coverage maintained by the Board to be brought into contribution with insurance coverage obtained by an Owner. All such policies shall contain waivers of subrogation. No Owner shall obtain separate insurance policies except as provided in this Paragraph.

7.9 Damage to Property. Any portion of the Condominium Community that is damaged or destroyed and for which insurance is carried by the Association, shall be repaired or reconstructed by the Board of Directors in accordance with ARTICLE EIGHT hereof.

7.10 Condemnation. The Board of Directors, as their attorney-in-fact, shall represent the Owners in any negotiations, settlements and/or agreements with the condemning authorities for the condemnation of any part of the Common Elements or Limited Common Elements.

All compensation, damage or other proceeds therefrom (Condemnation Award) shall be payable to the Association as attorney-in-fact to be held in trust for the use and benefit of the Owners and holders of their Security Interests as their interests may appear. No Owner or any other party shall be entitled to priority over First Mortgagees with respect to any distribution of the Condemnation Award.

Upon the complete condemnation of a Unit, all of the allocated interests of that Unit shall be reallocated as if that Unit did not exist and the Board of Directors shall promptly prepare, execute and record an amendment to this Declaration reflecting the reallocations without the necessity of the consent thereto or joinder therein by the Owners or First Mortgagees.

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ARTICLE EIGHT: REPAIR AND RECONSTRUCTION UPON DAMAGE OR DESTRUCTION

8.1 Duty to Repair and Reconstruct. Any portion of the Common Elements which is covered by insurance carried by the Association that is damaged or destroyed must be repaired or reconstructed promptly by the Board of Directors.

8.2 Plans. The Common Elements shall be repaired and restored in accordance with the original plans and specifications or other plans and specifications which have been approved by the Board of Directors.

8.3 Repair and Reconstruction by the Association. The Board of Directors or their agents, as their attorney-in-fact, shall represent the Owners in all proceedings, negotiations and agreements with the insurance companies for the settlement of any insurance claim for any part of the damaged Common Elements.

All insurance proceeds shall be payable to the Association as attorney-in-fact to be held in trust for the use and benefit of the Owners and the holders of their Security Interests as they may appear. No Owner or any other party shall be entitled to priority over First Mortgagees with respect to any distribution of insurance proceeds.

If the insurance proceeds with respect to such damage or destruction are insufficient to repair and reconstruct the damage, the Board of Directors shall levy an Individual Assessment in the aggregate amount of such insufficiency pursuant to Paragraph 5.4(b) hereof, and shall proceed to make such repairs or reconstruction. The amount of each Owner's Individual Assessment shall be such Owner's Common Expense Assessment Liability determined in accordance with Paragraph 1.3(b) hereof.

ARTICLE NINE: MAINTENANCE, REPAIR, AND RECONSTRUCTION

9.1 By the Association. The Board of Directors shall provide for the repair, maintenance and/or reconstruction of all of the Common Elements including the Limited Common Elements (except as provided in Paragraph 9.2). Without limiting the generality of the foregoing and by way of illustration, the Board shall keep the said Common Elements in safe, attractive, clean, functional and good repair.

The obligation to repair, maintain or reconstruct the Limited Common Elements shall pertain to Limited Common Elements that were constructed as a part of the original construction of the Condominium Community. Any change or upgrade to a Limited Common Element from that of the original construction shall be repaired, maintained or reconstructed at the Owner's sole expense and responsibility unless the Board of Directors assumes in writing the duty to repair, maintain or reconstruct.

Any perimeter fence located in the Condominium Community is a Common Element and shall be maintained by the Association.

The maintenance obligation on the part of the Association shall apply to such maintenance required by ordinary wear and tear and shall not apply to maintenance, repair and/or reconstruction resulting from the act, omission, neglect or destruction by an Owner or such Owner's Guests.

In the event any repair, maintenance and/or reconstruction results from the act, neglect, omission or destruction by an Owner or such Owner's Guests, the Board of Directors shall have the right to charge the costs of such repair, maintenance and/or replacement, to such Owner by an Individual Assessment in accordance with Paragraph 5.4(b) hereof.

Determination of whether such repair, maintenance and/or reconstruction is the obligation of the Association and the determination of when, the magnitude and the manner of the above described maintenance, repair and/or reconstruction shall rest solely with the Board of Directors, which will also have the sole responsibility for determining the kind and type of materials used in such repair and maintenance.

Determination with respect to whether or not a particular activity or occurrence shall constitute a violation of this Paragraph 9.1 shall be made by the Board of Directors and shall be final.

9.2 By the Owner. Each Owner shall keep the interior of his or her Residence and its equipment, appliances and appurtenances in good order, condition and repair and in a clean and neat condition, and shall do all interior redecorating and interior painting which may at any time be necessary to maintain the good appearance and condition of his or her Residence.

The Owner of any Unit to which a Limited Common Element is appurtenant shall keep it in a clean and neat condition. If a Garage Space is appurtenant to a Unit, the Owner of such Unit (and not the Association) shall be responsible for maintaining the garage door opener.

In addition, each Owner shall be responsible for all damage to any other Units or to the Common Elements including the Limited Common Elements resulting from his or her failure or negligence to make any of the repairs required by this Paragraph 9.2. Each Owner shall perform his or her responsibility in such manner as shall not unreasonably disturb or interfere with the other Owners. Each Owner shall promptly report to the Board of Directors any defect or need for repairs for which the Association is responsible.

Access to all of the Residences within the Condominium Community to perform the said repair, maintenance and/or reconstruction by the Board of Directors, its agents and employees shall be made pursuant to the maintenance easement granted in accordance with Paragraph 3.8 hereof.

9.3 Schedule of Maintenance Responsibilities. Notwithstanding the general provisions for maintenance and repair set forth above, specific maintenance and repair responsibilities and the costs attributable thereto shall, to the extent set forth thereon, be determined pursuant to the Schedule of Maintenance and Repair Responsibilities as shown on the attached Exhibit D.

9.4 Manner of Repair and Replacement. All repairs and replacements shall be substantially similar to the original construction and installation and shall be of first-class quality, but may be done with contemporary building materials and equipment.

9.5 Additions, Alterations, or Improvements by the Unit Owners (Architectural Control). No Owner shall (a) make any structural addition, alteration or improvement to his or her Residence, (b) paint or alter the exterior of his or her Residence, including the doors, windows and light fixtures, or (c) paint or alter the exterior of any Building, without the prior written consent of the Board of Directors sitting as the Design Review Committee for the Condominium Community.

The Board of Directors shall be obligated to answer any written request by an Owner for approval of a proposed addition, alteration or improvement within 30 days from the date of the next regularly scheduled meeting of the Board of Directors after receipt of such request, and failure to do so within the stipulated time shall constitute approval by the Board of Directors of such proposed improvement.

9.6 Private Yards, Fences, Patios, and/or Decks. A Condominium Residence may have a Private Yard, Fence, Patio and/or Deck adjacent to it. Said Private Yard, Fence, Patio and/or Deck shall be a Limited Common Elements as shown on the Map. It shall be the responsibility of the Declarant to install the initial Fence in the Condominium Community. It shall be the responsibility of the Owner to maintain the said Private Yard, Fence, Patio and/or Deck at his or her sole expense.

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9.7 Maintenance of Approved Exterior Modifications. In the event an Owner constructs an approved exterior modification to his or her Condominium Unit, the expense of repair, maintenance and reconstruction of such exterior modification shall be the responsibility of the Owner unless such responsibility is specifically assumed in writing by the Board of Directors. As part of the design review process, an agreement shall be entered into between the Owner and the Board of Directors to reflect this responsibility which shall be recorded.

In the event the exterior modification is not properly repaired, maintained or reconstructed by the Owner of the Unit, the Board of Directors, after Notice and Hearing, shall have the right to perform such work as is reasonably required to restore the exterior modification to a condition of good order and repair and charge the cost thereof to such Owner as an Individual Assessment in accordance with Paragraph 5.4(b) hereof.

9.8 Maintenance of Sump Pumps. Owners of Units which contain sump pumps shall take care of and protect and not impede the function of the sump pumps and for monitoring the continued functioning of the sump pumps. Maintenance, repair and/or replacement of the sump pumps (including labor, parts, and materials) shall be the responsibility of the Association. Pursuant to Paragraph 3.6, Owners of Units which contain sump pumps, upon reasonable notice, shall allow access for maintenance, inspections and repairs of the sump pumps to ensure their continued functioning.

9.9 Tracts A, C, D, and E Joint Use and Maintenance Agreements. The access easements described in paragraph 3.12 hereof are governed by the Joint Use and Maintenance Agreements, as set forth in the attached Exhibit E. In accordance with the agreements, the Association is responsible to perform all of the maintenance, landscaping, and repair associated with such tracts of land as provided for in the agreements, the costs of maintenance shall be divided equally between the Association and the Owners of Lots 2, 3, 4, 5, and 6, Casa Verde Commons, (50% by the Association and 50% by the Owners of Lots 2-6).

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ARTICLE TEN: DECLARANT RIGHTS

10.1 Reservation. The Declarant reserves the following Declarant Rights which may be exercised, where applicable, anywhere within the Condominium Community:

- (a) To complete the improvements as planned;
- (b) To exercise any Declarant Rights reserved or described herein;
- (c) To maintain business/sales offices, Uncovered Parking Spaces, management offices, storage areas, nursery, construction yard, signs, advertising and model Residences;
- (d) To maintain signs and advertising on the Common Elements to advertise the Condominium Community;
- (e) To expand, without in any way being bound, the Condominium Community in Phases from time to time, by adding to the Condominium Community any of the real property described in Exhibit B attached hereto, in accordance with ARTICLE TWELVE hereof;
- (f) To have and use and to permit others to have and use easements through the Common Elements as may be reasonably necessary for construction within the Condominium Community, and for the purpose of discharging Declarant's obligations under the Act and this Declaration;
- (g) To merge or consolidate the Condominium Community with another Condominium Community;
- (h) To amend the Declaration and/or the Map in connection with the exercise of any Declarant Rights; and
- (j) To exercise any other Declarant Rights created by any other provisions of this Declaration.

10.2 Rights Transferable. Declarant Rights reserved or described herein for the benefit of Declarant may be transferred to any Person by an instrument describing the Declarant Rights transferred and recorded in the Office of the County Clerk and Recorder. Such instrument shall be executed by the transferor Declarant and the transferee.

10.3 Limitations. The Declarant Rights shall terminate at the option of the Declarant by its written notice to the Secretary of the Association, but in any event such Declarant Rights shall terminate without further act or deed seven years after recording of this Declaration.

Not more than 14 additional Units may be created under the Declarant Rights, or the maximum number of Units allowed by any governmental entity having jurisdiction over the Condominium Community, pursuant to any development plan for the Condominium Community. Declarant shall not be obligated to expand the Condominium Community beyond the number of Units initially submitted to this Declaration.

In the event that the process of entitlement for the Declarant to obtain Building Permits is placed on "hold" (e.g., moratorium, anti-growth legislation, etc.) for reasons beyond the control of Declarant, the time limitations set forth herein shall be extended until the impediment to entitlement is removed.

10.4 Interference with Declarant Rights. Neither the Association nor any Owner may take any action or adopt any rule that will interfere with or diminish any Declarant Rights without the prior written consent of the Declarant.

10.5 Use by Declarant. The exercise of any Declarant Right by Declarant shall not unreasonably interfere with the access, enjoyment or use of any Unit by any Owner nor the access, enjoyment or use of the Common Elements; nor shall any activity be conducted which might be unsafe, unhealthy, or hazardous to any person.

10.6 Models, Sales Offices, and Management Offices. Declarant or Participating Builder, their duly authorized agents, representatives and employees may maintain any Residence or Residences owned by the Declarant or Participating Builder as a model Residence or Residences, or as a sales, leasing and/or management office (and may locate one or more sales trailers within the Condominium Community for any of such purposes).

10.7 Declarant's Easements. The Declarant reserves the right to perform warranty work, and repairs and construction work on Units and Common Elements, to store materials in secure areas, and to control and have the right of access to work and repair until completion and reserves easements on, over, in, under and through the Units and Common Elements for such purposes. All work may be performed by the Declarant without the consent or approval of the Board of Directors.

The Declarant reserves an easement on, over, in, under and through the Common Elements as may be reasonably necessary for the purpose of discharging the Declarant's obligations or exercising Declarant Rights, whether arising under the Act or reserved herein.

Notwithstanding any other provision of this Declaration, the easements reserved herein shall remain in effect for the benefit of Declarant until the termination of all applicable warranty periods with respect to any particular Unit, Common Element or improvement thereto.

10.8 Participating Builder's Easements. The Participating Builder reserves the right to perform warranty work, and repairs and construction work on Units to store materials in secure areas, and to control and have the right of access to work and repair until completion and termination of all applicable warranty periods with respect to a particular Condominium Unit.

10.9 Signs and Marketing. The Declarant reserves the right for Declarant and Participating Builder to post signs and advertising in the Common Elements in order to promote sales of Units so long as the Participating Builder's signs have the prior written approval of the Declarant. Declarant also reserves the right for Declarant and Participating Builder to conduct general sales activities in a manner which will not unreasonably disturb the rights of Owners.

10.10 Other Reserved Rights. The rights reserved in this ARTICLE TEN are in addition to all other rights reserved by or granted to Declarant in this Declaration or by the Act.

10.11 Exercise of Declarant Rights. The exercise of any or all of the Declarant Rights shall be at the sole option and discretion of Declarant. Notwithstanding anything in this Declaration to the contrary, no consent or agreement of, or notice to, the Owners or any Eligible Mortgagee shall be required in order to allow Declarant to exercise any of its Declarant Rights, provided such exercise otherwise complies with the applicable provisions of this Declaration.

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ARTICLE ELEVEN: FIRST MORTGAGEE PROVISIONS

The following provisions are for the benefit of holders, insurers, or guarantors of holders of first deeds of trusts or mortgages recorded against Units within the Condominium Community who qualify as Eligible Mortgagees as defined by Paragraph 1.27 hereof. To the extent applicable, necessary, or proper, the provisions of this ARTICLE ELEVEN apply to both this Declaration and to the Articles and Bylaws of the Association.

11.1 Notices of Action. An Eligible Mortgagee shall be entitled to timely written notice of:

- (a) any material condemnation loss or any casualty loss which affects a material portion of the Condominium Community or any Unit in which there is a first mortgage held, insured, or guaranteed by such Eligible Mortgagee;
- (b) any sixty day delinquency in the payment of Assessments or charges owed by an Owner of any Unit on which an Eligible Mortgagee holds a Security Interest;
- (c) any lapse, cancellation, or material modification of any mandatory insurance policy or fidelity bond maintained by the Association;
- (d) any proposed action which would require the consent of a specified percentage of Eligible Mortgagees; and
- (e) any material judgment rendered against the Association.

11.2 Amendment to Documents/Special Approvals:

(a) The consent of Owners to which at least 80% of the votes in the Association are allocated and the consent of 51% of the Eligible Mortgagees shall be required to add to or amend any material provisions of this Declaration, the Articles or Bylaws of the Association. A change to any of the following would be considered material:

- (i) voting rights;
- (ii) increases in the Common Expense Assessment by more than 25% over the previously levied Common Expense Assessment, Assessment Liens, or the priority of the Assessment Liens;
- (iii) reduction in the reserves for maintenance, repair and replacement of the Common Elements;
- (iv) responsibility for maintenance and repairs;
- (v) redefinition of any Unit boundaries;

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- (vi) convertibility of Units into Common Elements or vice versa;
- (vii) hazard or fidelity insurance requirements;
- (viii) imposition of any restrictions on the leasing of Units;
- (ix) imposition of any restrictions on a Unit Owner's right to sell or transfer his or her Unit;
- (x) restoration or repair of the Condominium Community (after damage or partial condemnation) in a manner other than that specified in the Project Documents;
- (xi) any provision that expressly benefits mortgage holders, insurers or guarantors; or
- (xii) subject to the provisions of ARTICLE TWELVE, (a) the reallocation of interests in the Common Elements or Limited Common Elements or rights to their use; or (b) the expansion or contraction of the Condominium Community; or (c) the addition, annexation or withdrawal of property to or from the Condominium Community.

(b) The Association may not take any of the following actions without the consent of Owners to which at least 80% of the votes in the Association are allocated and the approval of at least 51% of the Eligible Mortgagees:

- (i) reconstruct or repair the Condominium Community after damage due to an insurable hazard or a partial condemnation in a manner other than specified in the Project Documents;
- (ii) merge or consolidate the Condominium Community with any other Condominium Community or subject it to a Master Association. Such action shall also require the written approval from the Federal Housing Administration and/or the Veterans Administration if the Condominium Community has been or may be approved by such agencies;
- (iii) not repair or reconstruct, in the event of substantial destruction, any part of the Common Elements; or
- (iv) alter any partition or create any aperture between adjoining Units (when Unit boundaries are not otherwise being affected), for which only the owners of Units affected and Eligible Mortgagees of those Units need approve the action.

(c) Any action to terminate the legal status of the Condominium Community after substantial destruction or condemnation occurs must be agreed to by Owners to which at least 80% of the votes in the Association are allocated, and by 51% of the Eligible Mortgagees.

(d) Any action to terminate the legal status of the Condominium Community for reasons other than substantial destruction or condemnation must be agreed to by Owners to which at least 80% of the votes in the Association are allocated, and by 80% of the Eligible Mortgagees.

11.3 Special FHLMC Provisions. Except as provided by statute or in case of a condemnation or a substantial loss to the Units and/or Common Elements, and unless the consent of 80% of the Owners (other than Declarant) and 51% of the Eligible Mortgagees have given their prior written approval, the Association may not:

(a) by act or omission seek to abandon or terminate the Condominium Community;

(b) subject to the provisions of ARTICLE TWELVE hereof, change the pro rata interest or obligations of any Unit in order to levy Assessments, allocate distribution of hazard insurance proceeds or condemnation awards or determine the pro rata share of ownership of each Unit in the Common Elements;

(c) partition or subdivide any Unit;

(d) seek to abandon, partition, subdivide, encumber, sell or transfer the Common Elements by act or omission;

(e) granting of easements for public utilities or other purposes consistent with the intended use of the Common Elements or as otherwise provided in Paragraph 3.1(b) is not a transfer within the meaning of this Paragraph 11.3(d); or

(f) use hazard insurance proceeds for losses to any condominium property (whether Units or Common Elements) for other than the repair, replacement or reconstruction of the condominium property).

11.4 Implied Approval. Implied approval by an Eligible Mortgagee shall be assumed when an Eligible Mortgagee fails to submit a response to any written proposal for an amendment or consent as required by the Project Documents within 30 days after said Eligible Mortgagee receives proper notice of the proposal, provided this notice was delivered by certified or registered mail with return receipt requested.

11.5 Books and Records. Owners and their mortgagees shall have the right to examine the books and records of the Association at the office of the Association in accordance with the procedure set forth in the Association's Bylaws.

ARTICLE TWELVE: EXPANSION

12.1 Reservation of Right to Expand. Declarant reserves the right (without in any way being bound) to enlarge the Condominium Community in Phases, without the necessity of the consent thereto or the joinder therein by the Owners or First Mortgagees, by submitting to the Condominium Community from time to time a Supplemental Condominium Map and a Supplemental Declaration adding any of the real property to the Condominium Community described on Exhibit B attached hereto.

If the Condominium Community has been or may be approved by the Federal Housing Administration and/or the Veterans Administration, any such addition, expansion or annexation must be according to a General Plan heretofore filed with and approved by the Federal Housing Administration or the Veterans Administration and such addition, expansion or annexation must be supported by the written consent of the Federal Housing Administration or the Veterans Administration, evidence of which may be recorded.

12.2 Supplemental Declarations and Supplemental Condominium Maps. Such expansion must be accomplished by the filing for record by Declarant in the Office of the County Clerk and Recorder a supplement to this Declaration containing a legal description of the new real property, together with a Supplemental Condominium Map. The expansion may be accomplished in stages by successive supplements or in one supplemental expansion so long as each subsequent Phase is contiguous to the real property already subject to this Declaration.

All future improvements will be consistent with the initial improvements in structure type and quality of construction and must be substantially completed prior to being brought into the Condominium Community.

12.3 Expansion of Definitions. In the event of such expansion, the definitions used in this Declaration shall be expanded automatically. For example, "Condominium Unit" shall mean the Condominium Units described above plus any additional Condominium Units added by a Supplemental Declaration, and reference to this Declaration shall mean this Declaration as supplemented. All conveyances of Condominium Units shall be effective to transfer rights in the Condominium Community as expanded, without additional references to the Supplemental Declaration and the Supplemental Condominium Map.

12.4 Declaration Operative on New Properties. The new real property shall be subject to all the covenants, conditions and restrictions of this Declaration as amended or supplemented, upon the recording by the Declarant in the Office of the County Clerk and Recorder, of a Supplemental Declaration and Supplemental Condominium Map.

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12.5 Interests on Enlargement. An Owner at the time of his or her purchase of Condominium Unit which has been brought into the Condominium Community by a Supplemental Declaration shall be a Member of the Association. Such Owner shall be entitled to the same voting privileges as those Owners of the initial property brought into the Condominium Community through the original Declaration and shall be subject to the same Assessments. The Assessments for that Phase shall commence for all Owners within that Phase including the Declarant upon the recording of the Supplemental Declaration and Supplemental Condominium Map for that Phase.

Whenever any additional property is brought into the Condominium Community, the Common Expense Assessment Liability and Percentage Ownership Interest in the Common Elements of each Owner after such addition will change and shall be reallocated by the Declarant in accordance with Paragraph 1.3 hereof.

The Supplemental Declaration recorded at the time of expansion shall set forth the new Percentage Ownership Interest and the new Common Expense Assessment Liability of the existing Units and the newly added Units.

12.6 Taxes, Assessments, and Other Liens. All taxes and other assessments then due and owing relating to the real property described in Exhibit B covering any period of time prior to the addition of such property or any portion thereof to the Condominium Community must be paid or otherwise provided for by the Declarant to the satisfaction of all First Mortgagees.

Liens arising out of the construction of improvements in later Phases shall not extend into prior Phases and shall not adversely affect the rights of Owners or the priority of first mortgages and deeds of trust on any Unit constructed in a prior Phase.

12.7 Project Treated as a Whole. For all purposes hereof, each of the Phases of the Condominium Community after the recording of the Supplemental Map and Supplemental Declaration submitting each Phase to the Condominium Community, shall be treated as a part of the Condominium Community developed as a whole from the beginning, except to the extent expressly otherwise provided for herein. It is the express purpose hereof to provide that from and after the date of the submission of a Phase of the Condominium Community in accordance with the above, that such Phase shall be treated as though such Phase had been owned and occupied by the Owners thereof as a single undivided Condominium Community.

12.8 Termination of the Right of Expansion. The right of expansion shall terminate at the option of the Declarant by its written notice to the Secretary of the Association, but in any event such right of expansion shall terminate without further act or deed in accordance with the limitations set forth in Paragraph 10.3 hereof.

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ARTICLE THIRTEEN: MANDATORY DISPUTE RESOLUTION

13.1 Statement of Clarification. Without modifying or restricting the scope of this Article and as a statement of clarification only, nothing contained in this Article is intended to prevent the parties from attempting to resolve any differences between them through the normal course of business and communications. It is only when the parties are unable to resolve their differences and they wish to proceed further through the assertion of a "Claim" as defined herein, that the Mandatory Dispute Resolution provisions contained in this Article are activated.

13.2 Alternative Method for Resolving Disputes. Declarant; the Association, its officers and directors; all Owners; design professionals; builders, including any of their subcontractors and suppliers; and any Person not otherwise subject to this Declaration but who agrees to submit to this Article (each of the foregoing entities being referred to as a "Party"), agree to encourage the amicable resolution of disputes involving the Condominium Community and all of its improvements without the emotional and financial costs of litigation. Accordingly, each Bound Party covenants and agrees to submit all Claims each may have to the procedures set forth in this ARTICLE THIRTEEN and not to a court of law.

13.3 Claims. Except as specifically excluded in Paragraph 13.4, all claims, disputes and other controversies arising out of or relating to the:

- (a) Contract for Sale and Purchase between Declarant and Buyer; or
- (b) Property (as defined in said Contract) and the Residence; or
- (c) purchase of the Property or the Residence; or
- (d) interpretation, application or enforcement of this Declaration; or
- (e) the soils of any property that lies within the Condominium Community; or
- (f) land development, design and/or construction of the improvements within the Condominium Community and/or any alleged defect therein; or
- (g) any rights, obligations and duties of any Party under this Declaration; or
- (h) any Limited Warranty Agreement between Declarant and any Owner and/or Association; or
- (i) breach thereof,

all of which are hereinafter referred to as a "Claim", shall be subject to and resolved by submitting the Claim to mediation and, if not resolved during mediation, shall be resolved by Mandatory Binding Arbitration all in accordance with ARTICLE THIRTEEN of this Declaration and not in a court of law.

13.4 Exempt Claims. Unless Owners to whom at least 80% of the votes in the Association are allocated agree to the contrary, the following shall not be Claims and shall not be subject to the provisions of this ARTICLE THIRTEEN:

(a) any suit by the Association against any Party to enforce the provisions of ARTICLE FIVE (Assessments); and

(b) any suit by the Association or Declarant to obtain a temporary restraining order or injunction and such other ancillary relief as the court may deem necessary in order for the Association or Declarant to act under and enforce the provisions of Paragraph 9.5 (Architectural Control), or ARTICLE SIX (Restrictive Covenants and Obligations); and

(c) any suit by an Owner to challenge the actions of Declarant, the Association, the Declarant acting as the Design Review Committee, or any other committee with respect to the enactment and application of standards or rules or the approval or disapproval of plans pursuant to the provisions of Paragraph 9.5 (Architectural Control);

(d) any suit between or among Owners, which does not include Declarant or the Association as a party.

13.5 Notice of Claim. Any Party having a Claim ("Claimant") against any other Party ("Respondent") shall submit all of their Claims by written notification delivered to each Respondent, stating plainly and concisely:

(a) the nature of the Claim, including the Persons involved and Respondent's role in the Claim;

(b) the legal or contractual basis of the Claim (i.e., the specific authority out of which the Claim arises); and

(c) the date on which the Claim first arose;

(d) the name and address of every person, including without limitation any current or former employee of Declarant or any affiliate, whom Claimant believes does or may have information relating to the Claim; and

(e) the specific relief and/or proposed remedy sought.

13.6 Timely Initiation. All Claims shall be initiated by the Claimant within a reasonable time after the Claim has arisen, and in no event shall it be made after the date when institution of legal or equitable proceedings based on such Claim would be barred by the applicable statute of limitations or repose.

13.7 Right to be Heard. Upon receipt of a Claim and prior to the Association or any Owner asserting the Claim commencing any arbitration or judicial or administrative proceeding which may fall within the scope of this ARTICLE THIRTEEN, Declarant shall have the right to be heard by the Claimant, affected Owners, and Association in an effort to resolve the Claim.

13.8 Right to Inspect. If the Claim is based on the land development, design and/or construction of the Improvements within the Condominium Community then, subject to Owner's prior written approval which shall not be unreasonably withheld, Declarant shall have the right to access the affected area at a reasonable time(s) for purposes of inspecting the condition complained of including but not be limited to, any investigative or destructive testing.

The Association shall have the same right to inspect for any Claims by Owner against the Association in accordance with the above.

In the exercise of the inspection rights contained herein, the party causing the inspection to be made ("Inspecting Party") shall:

- (a) be careful to avoid any unreasonable intrusion upon, or harm, damage or costs to the other party including, without limitation, using its best efforts to avoid causing any damage to, or interference with, any improvements on the property being inspected ("Property");
- (b) minimize any disruption or inconvenience to any person who occupies the Property;
- (c) remove daily all debris caused by the inspection and located on the Property; and
- (d) in a reasonable and timely manner, at the Inspecting Party's sole cost and expense, promptly remove all equipment and materials from the Property and repair and replace all damage, and restore the Property to the condition of the Property as of the date of the inspection, unless the Property is to be immediately repaired.

The repair, replacement and restoration work shall include, without limitation, the repair or replacement to any structures, driveways, fences, landscaping, utility lines or other improvements on the Property that were damaged, removed or destroyed by Inspecting Party. In the event the Inspecting Party wishes to make appropriate and necessary repairs to resolve the subject matter of the Claim, the same shall be made upon terms and conditions acceptable to all affected parties.

The Inspecting Party shall not permit any claim, lien or other encumbrance arising from the exercise of its right to inspect to accrue against or attach to the Property. The Inspecting Party shall indemnify, defend and hold harmless the owners, tenants, guests, employees and agents, against any and all liability, claims, demands, losses, costs and damages incurred, including court costs and attorney's fees, resulting from any breach of this Article by the Inspecting Party.

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13.9 Good Faith Negotiations. The Parties shall make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation. Any party may be represented by attorneys and independent consultants to assist such party in negotiations and to attend meetings.

13.10 Mediation:

(a) If the Parties do not resolve the Claim through negotiations within 30 days after the date of submission of the Claim to Respondent(s), as may be extended upon agreement of all affected Parties, Claimant shall have 30 additional days to submit the Claim to mediation under the auspices of an independent mediation service acceptable to all parties. If Claimant does not submit the Claim to mediation within such time, or does not appear for the mediation, Claimant shall be deemed to have waived the Claim, and all Respondent(s) shall be released and discharged from any and all liability to Claimant on account of such Claim.

(b) Any settlement of the Claim through mediation shall be documented in writing by the mediator and signed by the Parties.

(c) If the Parties do not settle the Claim within 30 days after submission of the matter to the mediation, or within such other time as determined by the mediator or agreed to by the Parties, the mediator shall issue a notice of termination of the mediation proceedings ("Termination of Mediation"). The Termination of Mediation notice shall set forth that the Parties are at an impasse and the date that mediation was terminated.

(d) Within 10 days after issuance of a Termination of Mediation, the Claimant shall make a final written Settlement Demand to the Respondent(s), and the Respondent(s) shall make a final written Settlement Offer to the Claimant. If the Claimant fails to make a Settlement Demand, Claimant's original Claim shall constitute the Settlement Demand. If the Respondent(s) fail to make a Settlement Offer, Respondent(s) shall be deemed to have made a "zero" or "take nothing" Settlement Offer.

(e) Each Party shall bear its own costs, including attorney's fees, and each Party shall share equally all charges rendered by the mediator(s) and all filing fees and costs of conducting the mediation proceeding.

(f) If the Parties agree to a resolution of any Claim through negotiation or mediation in accordance with this ARTICLE THIRTEEN and any Party thereafter fails to abide by the terms of such agreement, then any other Affected Party may file suit or initiate administrative proceedings to enforce such agreement without the need to again comply with the procedures set forth in this ARTICLE THIRTEEN. In such event, the Party taking action to enforce the agreement shall be entitled to recover from the non-complying Party all costs incurred in enforcing such agreement, including, without limitation, attorney's fees and court costs.

13.11 Arbitration:

(a) If the Parties do not reach a settlement of the Claim within 15 days after issuance of any Termination of Mediation and reduce the same to writing, the Claimant shall have 15 additional days to submit the Claim to binding arbitration in accordance with the Arbitration Procedures contained in Exhibit F hereof and deliver an Arbitration Notice to all Respondent(s).

(b) The Parties agree that where any Claim, dispute or other controversy existing between them is submitted to arbitration, and any other Party may have liability with respect thereto, all parties including any third Parties agree that the third Parties may be joined as additional Parties in the arbitration, or if a separate arbitration exists or is separately initiated, to the consolidation of all arbitrations. It is the intent of the Parties to resolve all rights and obligations of all interested Parties at one time in one forum rather than in multiple proceedings.

(c) If the Claim(s) are not timely submitted to arbitration or if the Claimant fails to appear for the arbitration proceeding, the Claims shall be deemed abandoned, and Respondent(s) shall be released and discharged from any and all liability to Claimant arising out of such Claims.

(d) The award rendered by the Arbitrator shall be final and binding, may be filed with any court of competent jurisdiction in accordance with applicable law and judgment obtained thereon, and execution may issue. The Arbitrator shall have authority, in the sound exercise of discretion, to award the prevailing party such party's costs and expenses, including reasonable attorney's fees.

(e) The Association or the Owner shall notify the Declarant prior to retaining any person or entity as an expert witness for purposes of any arbitration or authorized litigation.

13.12 Consensus for Association Action. Except as provided in Paragraph 13.4 hereof, the Association shall not commence any action, mediation or arbitration against Declarant for a Claim unless the Owners to which at least 80% of the votes in the Association are allocated agree to such proceedings. However, such Owner consent must be obtained by the Association only after it delivers notice and ballots to all Members of the Association in accordance with the procedures set forth in the Bylaws with respect to meetings of Members. Such delivery shall also include written materials that provide:

- (a) A description of Claim;
- (b) A copy of Declarant's written response thereto, including any settlement proposal;
- (c) A statement advising Owners of their duties to disclose to prospective purchasers and lenders the Claim that the Association will assert against Declarant;
- (d) A statement that any recovery from the action not result in receipt of funds to pay all costs of remedying the Claim as estimated by experts retained by the Association;

(e) An estimate of the cost to the Association in prosecuting the cause of action;

(f) A description of the agreement with the attorneys whom the Board of Directors proposes to retain to prosecute the cause of action.

13.13 Liability for Failure to Maintain an Action Against Declarant. No Director or officer of the Association shall be liable to any person for failure to institute or maintain or bring to conclusion a cause of action, mediation or arbitration for a claim against Declarant if the following criteria are satisfied: (a) the Director or officer was acting within the scope of his or her duties; (b) the Director or officer was acting in good faith; and (c) the act or omission was not willful, wanton or grossly negligent.

13.14 Utilization of Funds Resulting from the Cause of Action. In the event the Association receives funds as a result of any settlement, mediation, arbitration or judgment based upon a cause of action, after payment of fees and costs incurred in connection with prosecution of such action, the Association shall: (a) deposit the proceeds in a special, interest-bearing account; and (b) utilize the proceeds only for the purpose of performing remedial or repair work on the conditions which were the subject of the Claim or otherwise for purposes of remedying the Claim.

13.15 Exclusive Remedy. The provisions contained in this Article shall be the sole and exclusive remedy that the Association and other Parties shall have against Declarant for any Claim. Should any Party commence litigation or any other action against any other Party, in violation of the terms of this Article, such Party shall reimburse the costs and expenses, including attorney's fees, incurred by the other Party seeking dismissal of such litigation or action.

13.16 Binding Effect. This ARTICLE THIRTEEN and the obligation to arbitrate shall be specifically enforceable under the applicable arbitration laws of the State of Colorado. The arbitration award shall be final and binding, and judgment may be entered upon it in any court of competent jurisdiction to the fullest extent permitted under the laws of the State of Colorado.

13.17 Amendment. This ARTICLE THIRTEEN shall not be amended unless such amendment is approved by Owners to whom at least 80% of the votes in the Association are allocated.

ARTICLE FOURTEEN: DURATION, AMENDMENT, AND TERMINATION OF THE DECLARATION

14.1 Duration. The covenants, conditions and restrictions of this Declaration shall run with and bind the land in perpetuity until this Declaration is terminated in accordance with Paragraph 14.7 below.

14.2 Amendments by Owners. Except in case of amendments that may be executed by the Board of Directors pursuant to Paragraphs 1.36 and 7.10 and the Declarant pursuant to ARTICLE TWELVE and Paragraphs 1.36 and 14.3, and except as restricted by Paragraphs 11.2, 11.3 and 14.5 hereof, this Declaration, including the Map, may be amended by written agreement by Owners to which at least 80% of the Votes in the Association are allocated; provided, however, an amendment may not, except as provided for in ARTICLE TWELVE hereof: (a) create or increase Declarant Rights; (b) increase the number of Units; (c) change the uses to which a Unit is restricted; or (d) change the Allocated Interests of a Unit except as approved in writing by Owners to which at least 80% of the votes in the Association are allocated, including 80% of the votes allocated to Units not owned by the Declarant.

Notwithstanding any other provisions set forth in this Declaration, there shall be no reallocation of interests in a Limited Common Element which is appurtenant to a Unit or redefinition of Unit boundaries without the express prior written consent of the Owner affected.

Any such amendment shall be effective upon the recording of the amendment together with a notarized certificate of an officer of the Association certifying that the requisite number of Owners and Eligible Mortgagees, if required, have given their written consent to the amendment. The officer shall further certify that originals of such written consents by Owners and Eligible Mortgagees, as applicable, along with the recorded amendment, are in the records of the Association and available for inspection.

Each amendment to the Declaration must be recorded in the Office of the County Clerk and Recorder.

Signatures of Owners on the amendment need not be notarized.

All signatures shall be irrevocable even upon the death of an Owner or the conveyance of the Unit, except that if an amendment is not recorded within three years of the date of signature, then the executing Owner or their successor or assigns may revoke their signature by a written and notarized document delivered to the Secretary of the Association.

Amendments can be executed in counterparts, provided that such recorded document shall also contain a certification of the Secretary of the Association that all counterparts, as executed, are part of the whole.

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No action shall be commenced or maintained to challenge the validity of any aspect of any amendment of the Association's Project Documents unless it is commenced within one year from the date of the recording of the said amendment, unless fraud or willful negligence is asserted and proven.

14.3 Amendments by Declarant. Declarant reserves the right to amend, without the consent of Owners or First Mortgagees this Declaration, the Map, and the Association's Articles of Incorporation or Bylaws, any time within the limitations set forth in Paragraph 10.3 hereof, as follows:

(a) to make nonmaterial changes, such as the correction of a technical, clerical, grammatical or typographical error or clarification of a statement;

(b) to comply with any requirements of any of the Agencies or to induce any of the Agencies to make, purchase, sell, insure or guarantee First Mortgagees; or

(c) to comply with any requirements of the Act or governmental authorities.

Said amendments cannot impair the lien of a First Mortgagee nor any warranties made to any First Mortgagee prior to the amendment.

14.4 Consent of Eligible Mortgagees Required. Amendments may be subject to the consent requirements of Eligible Mortgagees as more fully set forth in ARTICLE ELEVEN hereof.

14.5 Consent of Declarant Required. Notwithstanding any other provision in this Declaration to the contrary, any proposed amendment of any provision of this Declaration shall not be effective unless Declarant has given its written consent to such amendment.

The foregoing requirement for consent of Declarant to any amendment shall terminate at the option of the Declarant, but in any event, shall terminate without further act or deed in accordance with the limitations set forth in Paragraph 10.3 hereof.

14.6 FHA/VA Approval. If the Condominium Community has been or may be approved by the Federal Housing Administration and/or the Veterans Administration, then until the termination of the Period of Declarant Control in accordance with Paragraph 4.7 hereof, the following actions will require the prior approval of the Federal Housing Administration and/or the Veterans Administration: annexation of additional properties, except as provided for in ARTICLE TWELVE hereof, amendment of this Declaration, amendment to the Association Bylaws and the assessment of a Special Assessment.

14.7 Termination. The Condominium Community may be terminated only in accordance with Paragraphs 11.2(c) and (d) hereof.

The proceeds of any sale of real estate together with the assets of the Association shall be held by the Board of Directors as trustee for Owners and holders of Security Interests upon the Units as their interests may appear as more fully set forth in § 38-33.3-218 of the Act.

ARTICLE FIFTEEN: GENERAL PROVISIONS

15.1 Right of Action. Subject to the provisions of ARTICLE THIRTEEN hereof, the Association and any aggrieved Owner shall have an appropriate right of action against Owners for failure to comply with the Project Documents of the Association or with decisions of the Board of Directors of the Association which are made pursuant thereto. Owners shall have a similar right of action against the Association.

15.2 Successors and Assigns. This Declaration shall be binding upon and shall inure to the benefit of the Declarant, the Association and each Owner, and the heirs, personal representatives, successors and assigns of each of them.

15.3 Severability. Any portion of this Declaration invalidated in any manner whatsoever shall not be deemed to affect in any manner the validity, enforceability or effect of the remainder of this Declaration, and in such event, all of the other provisions of this Declaration shall continue in full force and effect as if such invalid provision has never been included herein.

15.4 No Waiver. No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

15.5 Registration by Owner of Mailing Address. Each Owner shall register his or her mailing address with the Association, and except for monthly statements and other routine notices, which shall be personally delivered or sent by regular mail, all other notices or demands intended to be served upon an Owner shall be delivered personally or sent by either registered or certified mail, postage prepaid, addressed in the name of the Owner at such registered mailing address.

All notices, demands or other notices intended to be served upon the Board of Directors of the Association or the Association shall be sent by certified mail, postage prepaid, to the Registered Agent for the Association on file in the Office of the Secretary of State, State of Colorado.

15.6 Conflict. The Project Documents are intended to comply with the requirements of the Act and the Colorado Revised Nonprofit Corporation Act. If there is any conflict between the said documents and the provisions of the statutes, the provisions of the statutes shall control. In the event either the Articles of Incorporation or Bylaws conflict with this Declaration, this Declaration shall control. In the event the Articles conflict with the Bylaws, the Articles shall control.

15.7 Certificate of Completion. The Certificate of Completion required by § 38-33.3-201(2) of the Act will be found on the Map.

15.8 Captions. The captions and headings in this Declaration are for convenience only, and shall not be considered in construing any provision of this Declaration.

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15.9 Numbers and Genders. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed this 23RD day of October, 2002.

COLORADO SPRINGS COHOUSING, L.L.C.,
a Colorado Limited Liability Company

By: _____

James W. Leach, Manager

STATE OF COLORADO)
) SS.
COUNTY OF Boulder

The foregoing instrument was acknowledged before me this 23RD day of October, 2002, by James W. Leach as Manager of COLORADO SPRINGS COHOUSING, L.L.C., a Colorado limited liability company.

My commission expires: 6-26-04.

WITNESS my hand and official seal.

Notary Public

**EXHIBIT A
TO THE CONDOMINIUM DECLARATION
OF
THE CASA VERDE CONDOMINIUMS**

**LEGAL DESCRIPTION OF THE REAL PROPERTY
SUBMITTED TO THE CONDOMINIUM DECLARATION
OF
THE CASA VERDE CONDOMINIUMS
(FIRST PHASE)**

ALL OF TRACT C, ALL OF TRACT D AND A PORTION OF LOT 1, "CASA VERDE COMMONS" AS RECORDED UNDER RECEPTION NUMBER 201091161 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER AND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID PORTION OF LOT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S 00° 03' 21" W ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 246.50 FEET; THENCE S 73° 45' 24" W, A DISTANCE OF 334.31 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 1; THENCE ALONG THE BOUNDARIES OF SAID LOT 1, THE FOLLOWING FIVE COURSES: (1) THENCE N 31° 40' 54" W, A DISTANCE OF 160.53 FEET TO THE MOST SOUTHERLY CORNER OF TRACT B IN SAID SUBDIVISION; (2) THENCE N 02° 17' 29" W ALONG THE EASTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 87.92 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF TRACT C IN SAID SUBDIVISION; (3) THENCE N 87° 41' 38" E ALONG THE SOUTHERLY BOUNDARY OF TRACT C AND TRACT D IN SAID SUBDIVISION, A DISTANCE OF 248.27 FEET TO THE SOUTHEAST CORNER OF SAID TRACT D; (4) THENCE N 02° 18' 22" W ALONG THE EASTERLY BOUNDARY OF SAID TRACT D, A DISTANCE OF 99.00 FEET TO THE NORTHEAST CORNER THEREOF; (5) THENCE N 87° 41' 38" E ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 165.08 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. SAID TRACT CONTAINS 2.06 ACRES, MORE OR LESS.

ALSO A PORTION OF THE ABOVE TO BE MORE SPECIFICALLY KNOWN AS:
UNIT NOS. 1 AND 2, BUILDING 5; UNIT NOS. 3 AND 4, BUILDING 6; UNIT NOS. 5 AND 6, BUILDING 7; UNIT NOS. 7 AND 8, BUILDING 8; UNIT NOS. 9, 10, 11 AND 12, BUILDING 9; UNIT NOS. 13 AND 14, BUILDING 10; UNIT NOS. 29 AND 30, BUILDING 3; UNIT NOS. 31 AND 32, BUILDING 4; UNIT NOS. 33 AND 34, BUILDING 2.

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**EXHIBIT B
TO THE CONDOMINIUM DECLARATION
OF
THE CASA VERDE CONDOMINIUMS**

**LEGAL DESCRIPTION OF THE REAL PROPERTY
WHICH MAY BE SUBMITTED TO THE
CASA VERDE CONDOMINIUM REGIME
IN LATER PHASES**

A PORTION OF LOT 1, TRACT A AND TRACT E, "CASA VERDE COMMONS" AS RECORDED UNDER RECEPTION NUMBER 201091161 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER AND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. SAID TRACT CONTAINS 3.61 ACRES, MORE OR LESS.

The Percentage Interest in the Common Elements and Common Expense Assessment Liability has been determined by the Declarant in accordance with Paragraph 1.3 hereof. Finished square footage is measured in a uniform, consistent manner throughout the Residences. This square footage may differ from the square footage as measured for sales or taxation purposes.

Whenever any additional property is brought into the Condominium Community, in accordance with ARTICLE TWELVE hereof, the Common Expense Assessment Liability and the Percentage Ownership Interest in the Common Elements of each Owner after such addition will change and shall be reallocated by the Declarant in accordance with Paragraph 1.3 hereof after such addition.

The Supplemental Declaration recorded at the time of expansion shall set forth the new Common Expense Assessment Liability and the new Percentage Ownership Interests in the Common Elements of the existing Units and the newly added Units. The Percentage Interest and Common Expense Assessment Liability shown for each Unit is subject to change in accordance with ARTICLE TWELVE hereof.

The Association shall have one class of voting membership. Owners shall be entitled to one vote for each Unit owned in the Condominium Community; provided, however, in any election of Directors, each Owner shall have one vote to be cast for each director.

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EXHIBIT C
 TO THE CONDOMINIUM DECLARATION
 OF THE CASA VERDE CONDOMINIUMS
 TABLE OF INTERESTS
 (FIRST PHASE)

UNIT NO.	PER CONDOMINIUM UNIT ASSESSMENT	NO. OF EQUIVALENT		PERSON ASSESSMENT	NO. OF GARAGES OWNED	GARAGE ASSESSMENT	NO. OF CARPORTS OWNED	CARPORT ASSESSMENT	TOTAL SQUARE FOOTAGE	EXTERIOR MAINT. AND INSURANCE ASSESSMENT
		PERSONS	EQUIVALENT							
1	5.0000%	2	6.4516%	1	11.1111%	0.000%	2,021	6.4310%		
2	5.0000%	1	3.2258%	1	0.000%	0.000%	2,021	6.4310%		
3	5.0000%	1	3.2258%	1	11.1111%	0.000%	1,650	5.2504%		
4	5.0000%	1	3.2258%	1	0.000%	0.000%	1,352	4.3022%		
5	5.0000%	1	3.2258%	1	0.000%	0.000%	2,021	6.4310%		
6	5.0000%	1	3.2258%	1	0.000%	0.000%	2,021	6.4310%		
7	5.0000%	3	9.6774%	1	11.1111%	0.000%	1,650	5.2504%		
8	5.0000%	2	6.4516%	1	11.1111%	0.000%	1,352	4.3022%		
9	5.0000%	1	3.2258%	1	0.000%	0.000%	858	2.7302%		
10	5.0000%	3	9.6774%	1	0.000%	25.000%	1,287	4.0953%		
11	5.0000%	1	3.2258%	1	11.1111%	0.000%	858	2.7302%		
12	5.0000%	1	3.2258%	1	0.000%	25.000%	1,287	4.0953%		
13	5.0000%	2	6.4516%	1	0.000%	25.000%	1,650	5.2504%		
14	5.0000%	2	6.4516%	1	11.1111%	0.000%	1,352	4.3022%		
29	5.0000%	1	3.2258%	1	0.000%	0.000%	1,650	5.2504%		
30	5.0000%	1	3.2258%	1	11.1111%	0.000%	1,352	4.3022%		
31	5.0000%	2	6.4516%	1	0.000%	25.000%	2,021	6.4310%		
32	5.0000%	2	6.4516%	1	11.1111%	0.000%	2,021	6.4310%		
33	5.0000%	2	6.4516%	1	11.1111%	0.000%	1,650	5.2504%		
34	5.0000%	1	3.2258%	1	0.000%	0.000%	1,352	4.3022%		
TOTAL	100.0000%	31	100.0000%	9	100.0000%	4	100.0000%	31,426	100.0000%	

EXHIBIT D
CASA VERDE CONDOMINIUMS
SCHEDULE OF MAINTENANCE RESPONSIBILITIES

I	II	III	IV
ITEMS	COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	LIMITED COMMON UNDER ASSOCIATION RESPONSIBILITY	UNIT OWNER'S RESPONSIBILITIES WITHOUT RESPECT TO OWNERSHIP OF THE COMPONENTS
All of the real property, landscaping, grounds and other improvements thereon lying outside the Building's foundations	All, in all regards		
Private yards, fences, patios, window wells, and decks		All, in all regards, except routine cleaning	Routine cleaning
Perimeter walls	All, in all regards		
The Building's roof, foundations, exterior, bearing and utility walls	All, in all regards		
Windows	Exterior painting and exterior caulking only		Routine cleaning, repair and replacement of glass in the windows, window mechanisms, and window frames serving a Residence, all, in all regards
Doors	Regular scheduled maintenance for all surfaces which are not exposed to the interior of a Residence, including panel, buck, trim, and sill		Residence side of door panel, interior trim, door frame, all hardware including lock, door chime assembly, hinges/closure and weather stripping, replacement of glass, if any, all, in all regards
Electrical and related systems and components thereof, including fixtures	Systems including fixtures and appliances serving more than one Residence, all in all regards		Systems including fixtures and appliances serving only one Residence, including exterior fixtures serving primarily only one Residence, all, in all regards
Heating and cooling systems and components thereof	Systems serving more than one Residence, all in all regards		Systems and related components thereof serving only one Residence, all in all regards
Plumbing and related systems and components thereof	Plumbing providing service to more than one Residence, all, in all regards		All plumbing and related systems and components thereof serving only one Residence, all in all regards
Uncovered parking spaces	All in all regards		
Trash collection system	All, in all regards		
Driveways		All, in all regards	

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**EXHIBIT D
CASA VERDE CONDOMINIUMS
SCHEDULE OF MAINTENANCE RESPONSIBILITIES**

I	II	III	IV
ITEMS	COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	LIMITED COMMON UNDER ASSOCIATION RESPONSIBILITY	UNIT OWNER'S RESPONSIBILITIES WITHOUT RESPECT TO OWNERSHIP OF THE COMPONENTS
Garage and carport spaces		All, in all regards, except routine cleaning	Routine cleaning
Garage doors	All exterior maintenance except door and glass replacement, door track and spring replacement and the electrical door opening mechanism, if any		Glass and door replacement, door track and spring replacement and electrical door opening mechanism if supplied, all, in all regards

MAINTENANCE RESPONSIBILITIES:

This Exhibit is not intended to describe or encompass all maintenance functions nor to delineate all respective responsibilities between the Owners and the Association. The placement of responsibility under any specific column does not always accurately reflect the precise character and nature of ownership. The appropriate paragraphs of the Condominium Declaration and the Condominium Map determine ownership. In many cases maintenance responsibility is allocated to the Association to ensure central maintenance responsibility, uniformity and quality of repair, and to protect community health and safety. Where such maintenance is required due to the negligent or wrongful act or omission of an Owner (or members of his or her household, tenants, employees, agents, visitors, guests or pets), the Association will perform the necessary maintenance at the sole expense of the Owner (see ARTICLE NINE).

COLUMN I: ITEMS - Items appearing in this column are illustrative and not exhaustive.

COLUMN II: COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY - Responsibility for determining the maintenance, repair and replacement requirements of the Common Elements and determining the costs thereof shall be primarily the responsibility of the Board of Directors.

COLUMN III: LIMITED COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY - Responsibility for determining the maintenance, repair and replacement requirements of the Limited Common Elements shall be the responsibility of the Board of Directors. The Owner of a Unit to which a specific Limited Common Element is exclusively appurtenant is responsible to keep said Limited Common Elements in a clean and neat condition.

COLUMN IV: OWNER'S RESPONSIBILITY WITHOUT RESPECT TO OWNERSHIP OF THE COMPONENT - The items in this column are not intended to be exclusive and all-encompassing and do not affect responsibilities expressly provided for otherwise.

10. Joint Use Parking Agreement between Colorado Springs Cohousing, L.L.C. and the Case Verde Condominium Association recorded with the El Paso County Clerk and Recorder's Office on October ~~23~~²³ 2002 at Reception No. 202183217

All recordings are in the records of the County Clerk and Recorder's Office, El Paso County, Colorado.

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EXHIBIT E
TO THE CONDOMINIUM DECLARATION
OF
THE CASA VERDE CONDOMINIUMS

THE RECORDING DATA FOR RECORDED EASEMENTS AND
LICENSES WHICH THE CONDOMINIUM COMMUNITY
IS OR MAY BECOME SUBJECT TO:

1. All easements as contained in ARTICLE THREE hereof.
2. All easements as shown on the recorded Condominium Map.
3. Liquor restrictions of record, which contain a forfeiture or reverter clause, which provide that intoxicating liquors shall never be manufactured, sold, or otherwise disposed of as a beverage in any place of public resort in or upon the premises or any part thereof.
4. Easements, conditions, covenants, restrictions, reservations and notes on the recorded plat of Casa Verde Commons.
5. Agreement and easement granted to the City of Colorado Springs, for electric service lines, and incidental purposes, by instrument recorded November 24, 1987, in book 5448 at page 584.
5. Agreement for installation and maintenance of electrical facilities granted to the City of Colorado Springs as described in document recorded November 24, 1987 in Book 5448 at Page 600.
6. Effect of notice of private water system recorded September 12, 2001 under Reception No. 200132763.
7. Agreement and easement granted to the City of Colorado Springs, for electric service lines, and incidental purposes, by instrument recorded November 21, 2001, under Reception No. 201170604.
8. Joint Use and Maintenance Agreement Tract A and Tract E recorded with the El Paso County Clerk and Recorder's Office on October ~~23rd~~ 2002 at Reception No. 202183218
9. Joint Use and Maintenance Agreement Tract C and Tract D recorded with the El Paso County Clerk and Recorder's Office on October ~~23rd~~ 2002 at Reception No. 202183219.

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**EXHIBIT F
TO THE CONDOMINIUM DECLARATION
OF
THE CASA VERDE CONDOMINIUMS**

ARBITRATION PROCEDURES

1. All Claims subject to arbitration shall be decided by a single private party arbitrator to be appointed by the parties.
2. If the Parties are unable to agree upon an Arbitrator within 30 days from the date of the Arbitration Notice, the presiding judge of the District Court in which the Condominium Community is located shall appoint a qualified arbitrator upon application of a Party.
3. No person shall serve as the arbitrator where that person has any financial or personal interest in the result of the arbitration or any family, social or significant professional acquaintance with any other party to the arbitration. Any person designated as an arbitrator shall immediately disclose in writing to all Parties any circumstance likely to affect the appearance of impartiality, including any bias or financial or personal interest in the outcome of the arbitration ("Arbitrator Disclosure"). If any Party reasonably objects to the service of any arbitrator within 14 days after receipt of that Arbitrator's Disclosure, such arbitrator shall be replaced in the same manner in which that arbitrator was selected.
4. The Arbitrator shall fix the date, time and place for the hearing. The arbitration proceedings shall be conducted in the County in which the Condominium Community is located unless otherwise agreed by the Parties.
5. Except as modified herein the arbitration shall be conducted pursuant to the then current Construction Industry Rules of Arbitration of the American Arbitration Association to the extent applicable, but shall not be conducted or administered by the American Arbitration Association.
6. No formal discovery shall be conducted in the absence of an order of the Arbitrator or express written agreement among all the Parties.
7. Unless directed by the Arbitrator, there will be no post-hearing briefs.
8. The Arbitration Award shall address each specific Claim to be resolved in the arbitration, provide a summary of the reasons therefore and the relief granted, and be rendered promptly after the close of the hearing and no later than 14 days from the close of the hearing, unless otherwise agreed by the Parties. The Award shall be in writing and shall be signed by the Arbitrator.
9. The Arbitrator shall have authority, in the sound exercise of discretion, to award the prevailing party such party's costs and expenses, including reasonable attorney's fees.