

THIS DOCUMENT WAS DRAFTED BY,
AND AFTER RECORDING, RETURN TO:
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Thressa A. Sholdt El Paso Cty, CO
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FIRST
SUPPLEMENTAL CONDOMINIUM DECLARATION
OF
THE CASA VERDE CONDOMINIUMS

THIS FIRST SUPPLEMENTAL CONDOMINIUM DECLARATION OF THE CASA VERDE CONDOMINIUMS ("First Supplemental Declaration") is made on the date hereinafter set forth by COLORADO SPRINGS COHOUSING, L.L.C., a Colorado limited liability company ("Declarant").

WITNESSETH:

WHEREAS, on October 23, 2002, the Declarant recorded THE CONDOMINIUM DECLARATION OF THE CASA VERDE CONDOMINIUMS, as Reception No. 202183220 ("Declaration"), and THE CONDOMINIUM MAP OF THE CASA VERDE CONDOMINIUMS, as Reception No. 202183221, both recorded in the Office of the Clerk and Recorder, El Paso County, Colorado, submitting certain land described therein together with all improvements, appurtenances, and facilities thereon to condominium ownership ("Condominium Community"); and

WHEREAS, the Declarant reserved the right in ARTICLE TWELVE of the Declaration to annex certain additional property without the consent of the Owners, Members of the Association, or First Mortgagees, and upon annexation the real property shall be subject to all the terms and conditions of the Declaration. The annexation shall be accomplished by the filing for record by the Declarant in the El Paso County Clerk and Recorder's Office, the First Supplemental Declaration and THE FIRST SUPPLEMENTAL CONDOMINIUM MAP OF THE CASA VERDE CONDOMINIUMS ("First Supplemental Map"); and

WHEREAS, the Declarant has improved the real property described on the attached Exhibit A ("Property"), and desires to subject and place upon this Property the covenants, conditions, restrictions, and other charges as set forth in the Declaration.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

Declarant, upon recording the First Supplemental Map and the First Supplemental Declaration in the El Paso County Clerk and Recorder's Office, hereby submits the Property to condominium ownership under the Colorado Common Interest Ownership Act, C.R.S. § 38-33.3-101, et seq., as amended, and hereby imposes on all of the Property the covenants, conditions, restrictions, and other provisions set forth in the Declaration, as supplemented.

The Declarant hereby declares that the Property shall hereinafter be held, sold, conveyed, encumbered, leased, rented, occupied, and improved, subject to the following paragraphs:

1. The formulas which are used to determine an Owner's Percentage Ownership Interest in the Common Elements, Common Expense Assessment Liability and the Votes in the Association are set forth in Paragraph 1.3 of the Declaration and are as set forth on the attached Exhibit B.

2. The definitions used in the Declaration shall be expanded automatically to encompass and refer to the Condominium Community as expanded. All conveyances of Condominium Units shall be effective to transfer rights in the Condominium Community as expanded by use of the form of description set forth in Paragraph 2.5 of the Declaration.

3. The recordations in the El Paso County Clerk and Recorder's Office of the First Supplemental Declaration and the First Supplemental Map incident to the expansion operate automatically to grant, transfer, and convey to the Owners of Condominium Units who existed before this expansion a Percentage Ownership Interest in the Common Elements as they exist after such expansion and are as set forth on the attached Exhibit B.

Such recordations also operate automatically to grant, transfer, and convey to any Mortgagee (as defined in the Declaration) of a Condominium Unit that existed before this expansion a security interest in its secured owner's Percentage Ownership Interest in the Common Elements as they exist after such expansion.

4. The new Condominium Units are subject to all of the terms and conditions of the Declaration as supplemented and the Condominium Units are subject to the condominium regime with all the incidents pertaining thereto as specified therein and herein.

5. The Owners of each Condominium Unit now or hereafter included in the Condominium Community shall have a perpetual easement and right-of-way for access to and from their Condominium Unit over, upon, and across the Common Elements to and from the public streets within and adjacent to the Condominium Community.

6. The Certificate of Completion required by C.R.S. § 38-33.3-201(2) is set forth on the Map.

IN WITNESS WHEREOF, the Declarant has executed this First Supplemental Declaration this 7th day of January, 2003.



COLORADO SPRINGS COHOUSING, L.L.C., a Colorado limited liability company

By: [Signature]
James W. Leach, Manager

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 7th day of January, 2003, by James W. Leach as Manager of COLORADO SPRINGS COHOUSING, L.L.C., a Colorado limited liability company.

My commission expires: 6-26-2004.

WITNESS my hand and official seal.

[Signature]
Notary Public

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EXHIBIT A
THE FIRST SUPPLEMENTAL CONDOMINIUM DECLARATION
OF THE CASA VERDE CONDOMINIUMS

LEGAL DESCRIPTION OF THE REAL PROPERTY
SUBMITTED TO THE CASA VERDE CONDOMINIUMS
REGIME

ALL OF TRACT A, ALL OF TRACT E, 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:

ALL OF SAID LOT 1, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF SAID LOT 1:

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 EXCEPTED TRACT CONTAINS 2.06 ACRES, MORE OR LESS, RESULTING IN A NET AREA OF 1.67 ACRES, MORE OR LESS.

ALSO A PORTION OF THE ABOVE TO BE MORE SPECIFICALLY KNOWN AS:

UNIT NOS. 15 AND 16, BUILDING 14; UNIT NOS. 17 AND 18, BUILDING 15; UNIT NOS. 19 AND 20, BUILDING 16; UNIT NOS. 21, 22, 23 AND 24, BUILDING 13; UNIT NOS. 25 AND 26, BUILDING 12; UNIT NOS. 27 AND 28, BUILDING 11. _____

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EXHIBIT B

TO FIRST SUPPLEMENTAL CONDOMINIUM DECLARATION
OF THE CASE VERDE CONDOMINIUMS
TABLE OF INTERESTS

UNIT NO.	PER CONDOMINIUM UNIT ASSESSMENT	NO. OF EQUIVALENT PERSONS	EQUIVALENT PERSON ASSESSMENT	PERCENTAGE OWNERSHIP INTEREST	NO. OF GARAGES OWNED	GARAGE ASSESSMENT	NO. OF CARPORTS OWNED	CARPORTR ASSESSMENT	TOTAL SQ. FT.	EXTERIOR MAINT. ASSESSMENT	INSURANCE ASSESSMENT
1	2,941.2%	2	3,846.2%	2.94%	1	6.667%			2021	3.83%	3.83%
2	2,941.2%	1	1,923.1%	2.94%					2021	3.83%	3.83%
3	2,941.2%	1	1,923.1%	2.94%	1	6.667%			1650	3.12%	3.12%
4	2,941.2%	1	1,923.1%	2.94%					1352	2.56%	2.56%
5	2,941.2%	1	1,923.1%	2.94%					2021	3.83%	3.83%
6	2,941.2%	1	1,923.1%	2.94%					2021	3.83%	3.83%
7	2,941.2%	3	5,769.2%	2.94%	1	6.667%			1650	3.12%	3.12%
8	2,941.2%	2	3,846.2%	2.94%	1	6.667%			1352	2.56%	2.56%
9	2,941.2%	1	1,923.1%	2.94%					858	1.62%	1.62%
10	2,941.2%	3	5,769.2%	2.94%			1	20.000%	1287	2.44%	2.44%
11	2,941.2%	1	1,923.1%	2.94%	1	6.667%			858	1.62%	1.62%
12	2,941.2%	1	1,923.1%	2.94%					1287	2.44%	2.44%
13	2,941.2%	2	3,846.2%	2.94%			1	20.000%	1650	3.12%	3.12%
14	2,941.2%	2	3,846.2%	2.94%	1	6.667%			1352	2.56%	2.56%
15	2,941.2%	1	1,923.1%	2.94%					1352	2.56%	2.56%
16	2,941.2%	1	1,923.1%	2.94%	1	6.667%			1,650	3.12%	3.12%
17	2,941.2%	1	1,923.1%	2.94%					2,021	3.83%	3.83%
18	2,941.2%	1	1,923.1%	2.94%					2,021	3.83%	3.83%
19	2,941.2%	2	3,846.2%	2.94%	1	6.667%			1,650	3.12%	3.12%
20	2,941.2%	1	1,923.1%	2.94%	1	6.667%			1,352	2.56%	2.56%
21	2,941.2%	2	3,846.2%	2.94%	1	6.667%			858	1.62%	1.62%
22	2,941.2%	1	1,923.1%	2.94%					1,287	2.44%	2.44%
23	2,941.2%	1	1,923.1%	2.94%			1	20.000%	858	1.62%	1.62%
24	2,941.2%	3	5,769.2%	2.94%					1,287	2.44%	2.44%
25	2,941.2%	2	3,846.2%	2.94%	1	6.667%			1,650	3.12%	3.12%
26	2,941.2%	1	1,923.1%	2.94%					1,352	2.56%	2.56%
27	2,941.2%	1	1,923.1%	2.94%					2,021	3.83%	3.83%
28	2,941.2%	3	5,769.2%	2.94%					2,021	3.83%	3.83%
29	2,941.2%	1	1,923.1%	2.94%	1	6.667%			1,650	3.12%	3.12%
30	2,941.2%	1	1,923.1%	2.94%					1,352	2.56%	2.56%
31	2,941.2%	2	3,846.2%	2.94%	1	6.667%			2,021	3.83%	3.83%
32	2,941.2%	2	3,846.2%	2.94%	1	6.667%			2,021	3.83%	3.83%
33	2,941.2%	2	3,846.2%	2.94%	1	6.667%			1,650	3.12%	3.12%
34	2,941.2%	1	1,923.1%	2.94%					1,352	2.56%	2.56%
Totals	100.00000%	52	100.00000%	100.0%	15	100.0000%	5	100.00000%	52,806	100.00%	100.00%

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Robert C. Balink El Paso Cty, CO
03/25/2003 02:43
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**FIRST AMENDMENT
TO
THE CONDOMINIUM DECLARATION
OF
THE CASA VERDE CONDOMINIUMS**

WHEREAS, on October 23, 2002, the Declarant COLORADO SPRINGS COHOUSING, L.L.C., a Colorado limited liability company ("Declarant") recorded THE CONDOMINIUM DECLARATION OF THE CASA VERDE CONDOMINIUMS, as Reception No. 202183220 ("Declaration"), and THE CONDOMINIUM MAP OF THE CASA VERDE CONDOMINIUMS, as Reception No. 202183221, both recorded in the Office of the Clerk and Recorder, El Paso County, Colorado

WHEREAS, the Declarant, pursuant to Paragraphs 10.1 and 14.3 of the Declaration for the use and benefit of itself, its successors, and assigns, does hereby declare and agree to amend the Declaration to correct grammatical errors in Exhibit D of the Declaration as set forth below.

NOW THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Exhibit D is hereby amended in its entirety to read as follows:

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 (except private yards)	All, in all regards		
Private yards, fences, patios, window wells, and decks			All, in all regards
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
Porches and balconies		All, in all regards, except routine cleaning	Routine cleaning

MAINTENANCE RESPONSIBILITIES:

This Exhibit is not intended to describe or encompass all maintenance functions or 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.

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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.

2. In all other respects the Declaration, as amended, shall remain in full force and effect.

WHEREAS, the Declarant has caused this FIRST AMENDMENT TO THE CONDOMINIUM DECLARATION OF THE CASA VERDE CONDOMINIUMS to be executed this 6th day of March, 2003.

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 6th day of March, 2003 by James W. Leach as Manager of COLORADO SPRINGS COHOUSING, L.L.C., a Colorado limited liability company.

My commission expires: March 30, 2005.

WITNESSED by me and official seal.




Notary Public