

**THIRD AMENDMENT  
TO THE  
DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
WEST FORK VILLAGE**

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS for West Fork Village ("Declaration") is made on the date hereinafter set forth by West Fork LLC, a Colorado limited liability company ("Declarant").

**RECITALS**

- A. Declarant as the owner of certain real estate in the County of Weld, State of Colorado, executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for West Fork Village on October 22, 2002 at Reception No.2998232, of the records of the Clerk and Recorder of Weld County, Colorado (the "Declaration").
- B. The Declaration has been amended by instruments recorded with the Clerk and Recorder of Weld County, Colorado.
- C. Article XVII of the Declaration provides for the annexation of property.
- D. Exhibit C of the Declaration provides a legal description of property which Declarant may annex to West Fork Village (the "Expansion Property").
- E. Declarant is the owner of the property described on **Exhibit A** attached hereto, which property is a portion of the Expansion Property. Declarant desires to annex a portion of the Expansion Property to West Fork Village pursuant to the Declaration and to establish twelve (12) condominium units.

Declarant hereby declares as follows:

1. Annexation of Property. Pursuant to the Declaration and a Supplemental Map, the property described in **Exhibit A** attached hereto and incorporated herein by this reference is hereby annexed to West Fork Village. The property described in **Exhibit A** is now subject to the terms and provisions of the Declaration.
2. Condominium Map. Pursuant to the Declaration, Declarant has prepared and recorded, or will prepare and record, in the records of the Office of the Clerk and Recorder of Weld County, Colorado, a First Supplemental Map of West Fork Village covering the property which is described in **Exhibit A** attached hereto.

- 3. Division Into Condominium Units. Declarant hereby establishes and annexes Condominium Units to West Fork Village, which Condominium Units are identified in **Exhibit B**, attached hereto and incorporated herein by this reference.
- 4. Allocated Interests. The Ownership Interest, Common Expense Liability and Votes in the Association allocated to each Unit shall be as set forth on **Exhibit C**, attached hereto and incorporated herein by this reference.
- 5. Certificate of Completion. The Condominium Map contains a Certificate Of Completion as required by Section 38-33.3-201, C.R.S.

Dated this 17<sup>th</sup> day of February, 2003.

**WEST FORK LLC**  
a Colorado limited liability company

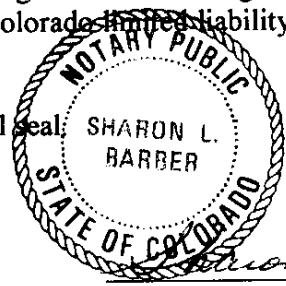
By: Amy W. Smart  
Amy W. Smart, Manager

State of Colorado     )  
                                  ) ss.  
County of Weld         )

The foregoing Third Amendment To The Declaration Of Covenants, Conditions And Restrictions For West Fork Village was acknowledged before me by Amy W. Smart, as Manager of West Fork LLC, a Colorado limited liability company, on this 17<sup>th</sup> day of February, 2003.

Witness my hand and official seal.

My commission expires:  
6.9.03



Sharon L. Barber  
Notary Public



3031410 02/10/2003 11:56A Weld County, CO  
3 of 6 R 31.00 D 0.00 Steve Moreno Clerk & Recorder

**EXHIBIT A  
TO  
THIRD AMENDMENT TO THE  
DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR WEST FORK VILLAGE**

**Description of Real Estate Annexed to West Fork Village**

A parcel of land located in Tract 1, Block 9, First Replat of Tracts 1, 2 and 3, West T-Bone Ranch Subdivision First Filing; situated in the Northwest Quarter of Section 22, Township 5 North, Range 66 West of the Sixth Principal Meridian, City of Greeley, County of Weld, State of Colorado more particularly described as follows:

Commencing at the southeast corner of said Tract 1; thence  $N15^{\circ}55'51''W$  along the east line of said Tract 1 a distance of 198.37 feet to the point of beginning; thence  $S73^{\circ}42'48''W$  a distance of 209.50 feet; thence  $N16^{\circ}17'12''W$  a distance of 136.86 feet; thence  $N73^{\circ}42'48''E$  a distance of 210.35 feet to a point on the east line of said Tract 1; thence  $S15^{\circ}55'51''E$  along the east line of said Tract 1 a distance of 136.87 feet to the point of beginning.

**EXHIBIT B  
TO  
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**Units Added to West Fork Village**

**Building No. 2  
Also known as:**

**5775 West 29<sup>th</sup> Street  
Greeley, Colorado 80634**

- |          |          |
|----------|----------|
| Unit 201 | Unit 207 |
| Unit 202 | Unit 208 |
| Unit 203 | Unit 209 |
| Unit 204 | Unit 210 |
| Unit 205 | Unit 211 |
| Unit 206 | Unit 212 |



**EXHFOV**

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Allocation of Interests and Voting

BUILDING NO.	UNIT NO.	PERCENTAGE SHARE OF OWNERSHIP IN COMMON ELEMENTS AND COMMON EXPENSE LIABILITY	VOTES IN ASSOCIATION
1	101	4.17%	1
1	102	4.17%	1
1	103	4.17%	1
1	104	4.17%	1
1	105	4.17%	1
1	106	4.17%	1
1	107	4.17%	1
1	108	4.17%	1
1	109	4.17%	1
1	110	4.17%	1
1	111	4.17%	1
1	112	4.17%	1
2	201	4.17%	1
2	202	4.17%	1
2	203	4.17%	1

2	204	4.17%	1
2	205	4.17%	1
2	206	4.17%	1
2	207	4.17%	1
2	208	4.17%	1
2	209	4.17%	1
2	210	4.17%	1
2	211	4.17%	1
2	212	4.17%	1
Building 1	12 Units	50% (rounded)	12 Votes
Building 2	12 Units	50% (rounded)	12 Votes
<b>TOTAL</b>	24 Units	100% (rounded)	24 Votes

Building No. 1 Address: 5775 West 29<sup>th</sup> Street  
 Greeley, Colorado 80634

Building No. 2 Address: 5775 West 29<sup>th</sup> Street  
 Greeley, Colorado 80634