



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

**315**

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.

F. Declarant is the owner of the property described on **Exhibit B** 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. Said property includes a clubhouse, swimming pool and surrounding property. All of said property shall be a Common Element.

Declarant hereby declares as follows:

1. Annexation of Property. Pursuant to the Declaration and a Supplemental Map, the property described in **Exhibit A and Exhibit B** attached hereto and incorporated herein by this reference is hereby annexed to West Fork Village. The property described in **Exhibit A and Exhibit B** is now subject to the terms and provisions of the Declaration.

- 2. Condominium Map. Pursuant to the Declaration, Declarant has prepared and will record, in the records of the Office of the Clerk and Recorder of Weld County, Colorado, a Fifth Supplemental Map of West Fork Village covering the property which is described in **Exhibit A and Exhibit B** 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 C**, attached hereto and incorporated herein by this reference.
- 4. Annexation of Common Element. The property described on **Exhibit B** is annexed as a Common Element.
- 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 D**, 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 11<sup>th</sup> day of August, 2003.

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

By: Amy W Smart  
Amy W. Smart, Manager

State of Colorado    )  
                                  ) ss.  
County of Weld        )

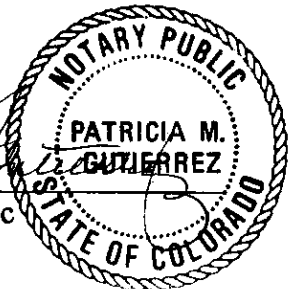
The foregoing Seventh Amendment To The Declaration Of Covenants, Conditions And Restrictions For West Fork Village was acknowledged before me by Amy W. Smart, as Manager of West Fork LLC, a Colorado limited liability company, on this 11 day of August, 2003.

Witness my hand and official seal.

My commission expires:

9/3/2004

Patricia M. Gutierrez  
Notary Public





**EXHIBIT A  
TO  
SEVENTH 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 ALONG THE SOUTH BOUNDARY OF SAID TRACT 1 THE FOLLOWING TWO (2) COURSES:

- 1) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 220.91 FEET, A CENTRAL ANGLE OF 10°14'56", AND A CHORD BEARING S77°58'58"W A DISTANCE OF 220.62 FEET
- 2) THENCE S72°51'30"W A DISTANCE OF 248.83 FEET;

THENCE N05°00'08"W A DISTANCE OF 271.00 FEET; THENCE N13°34'57"W A DISTANCE OF 17.33 FEET THENCE S82°40'05"W A DISTANCE OF 93.49 FEET TO THE POINT OF BEGINNING; THENCE S82°46'35"E A DISTANCE OF 132.89 FEET TO A POINT OF NON-TANGENCY; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1567.82 FEET, AN ARC LENGTH OF 302.77 FEET, A CENTRAL ANGLE OF 11°03'53", AND A CHORD BEARING OF N04°57'32"W A DISTANCE OF 302.20 FEET; THENCE N89°36'26"E A DISTANCE OF 156.13 FEET; THENCE S00°22'13"E A DISTANCE OF 285.53 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 43,834 SQUARE FEET, 1.006 ACRES, MORE OR LESS.



**EXHIBIT B  
TO  
SEVENTH 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 ALONG THE SOUTH BOUNDARY OF SAID TRACT 1 ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 209.17 FEET, A CENTRAL ANGLE OF 09°42'15", AND A CHORD BEARING S78°15'19" W A DISTANCE OF 208.92 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 1 THE FOLLOWING TWO (2) COURSES:

- 1) CONTINUING ALONG SAID CURVE TO THE LEFT WITH A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 11.75 FEET, A CENTRAL ANGLE OF 00°32'42", AND A CHORD BEARING S73°07'51"W A DISTANCE OF 11.75FEET;
- 2) THENCE S72°51;30"W A DISTANCE OF 248.83 FEET;

THENCE N05°00'08"W A DISTANCE OF 271.00 FEET TO A POINT OF NON-TANGENCY; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 98.32 FEET, AN ARC LENGTH OF 74.57 FEET, A CENTRAL ANGLE OF 43°27'20", AND A CHORD BEARING N55°12'20"E A DISTANCE OF 72.80 FEET TO A POINT OF NON-TANGENCY; THENCE N81°58'18"E A DISTANCE OF 114.21 FEET; THENCE N07°35'01"W A DISTANCE OF 18.17 FEET; THENCE N82°45'13"E A DISTANCE OF 23.00 FEET; THENCE S16°17'12"E A DISTANCE OF 282.98 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 64,393 SQUARE FEET, 1.478 ACRES, MORE OR LESS.

**EXHIBIT C  
TO  
SEVENTH AMENDMENT TO THE  
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FOR WEST FORK VILLAGE**

Units Added to West Fork Village

Building No. 6  
Also known as: 5775 West 29<sup>th</sup> Street  
Greeley, Colorado 80634

Unit 601	Unit 607
Unit 602	Unit 608
Unit 603	Unit 609
Unit 604	Unit 610
Unit 605	Unit 611
Unit 606	Unit 612



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

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	1.39%	1
1	102	1.39%	1
1	103	1.39%	1
1	104	1.39%	1
1	105	1.39%	1
1	106	1.39%	1
1	107	1.39%	1
1	108	1.39%	1
1	109	1.39%	1
1	110	1.39%	1
1	111	1.39%	1
1	112	1.39%	1
<b>Building 1</b>	<b>12 Units</b>	<b>16.67% (rounded)</b>	<b>12 Votes</b>

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2	201	1.39%	1
2	202	1.39%	1
2	203	1.39%	1
2	204	1.39%	1
2	205	1.39%	1
2	206	1.39%	1
2	207	1.39%	1
2	208	1.39%	1
2	209	1.39%	1
2	210	1.39%	1
2	211	1.39%	1
2	212	1.39%	1
<b>Building 2</b>	<b>12 Units</b>	<b>16.67% (rounded)</b>	<b>12 Votes</b>
3	301	1.39%	1
3	302	1.39%	1
3	303	1.39%	1
3	304	1.39%	1
3	305	1.39%	1
3	306	1.39%	1
3	307	1.39%	1
3	308	1.39%	1
3	309	1.39%	1



3	310	1.39%	1
3	311	1.39%	1
3	312	1.39%	1
<b>Building 3</b>	<b>12 Units</b>	<b>16.67% (rounded)</b>	<b>12 Votes</b>
4	401	1.39%	1
4	402	1.39%	1
4	403	1.39%	1
4	404	1.39%	1
4	405	1.39%	1
4	406	1.39%	1
4	407	1.39%	1
4	408	1.39%	1
4	409	1.39%	1
4	410	1.39%	1
4	411	1.39%	1
4	412	1.39%	1
<b>Building 4</b>	<b>12 Units</b>	<b>16.67% (rounded)</b>	<b>12 Votes</b>
5	501	1.39%	1
5	502	1.39%	1
5	503	1.39%	1
5	504	1.39%	1
5	505	1.39%	1





5	506	1.39%	1
5	507	1.39%	1
5	508	1.39%	1
5	509	1.39%	1
5	510	1.39%	1
5	511	1.39%	1
5	512	1.39%	1
<b>Building 5</b>	<b>12 Units</b>	<b>16.67% (rounded)</b>	<b>12 Votes</b>
6	601	1.39%	1
6	602	1.39%	1
6	603	1.39%	1
6	604	1.39%	1
6	605	1.39%	1
6	606	1.39%	1
6	607	1.39%	1
6	608	1.39%	1
6	609	1.39%	1
6	610	1.39%	1
6	611	1.39%	1
6	612	1.39%	1
<b>Building 6</b>	<b>12 Units</b>	<b>16.67% (rounded)</b>	<b>12 Votes</b>



<b>TOTAL</b>	<b>72 UNITS</b>	<b>100% (ROUNDED)</b>	<b>72 VOTES</b>
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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

Building No. 3 Address: 5775 West 29<sup>th</sup> Street  
Greeley, Colorado 80634

Building No. 4 Address: 5775 West 29<sup>th</sup> Street  
Greeley, Colorado 80634

Building No. 5 Address: 5775 West 29<sup>th</sup> Street  
Greeley, Colorado 80634

Building No. 6 Address: 5775 West 29<sup>th</sup> Street  
Greeley, Colorado 80634