

PREPARED BY:
Lansky, Weigler & Porter, P.C.
1401 17th Street, Suite 560
Denver, Colorado 80202

**LIMITED AMENDMENT TO
AMENDED CONDOMINIUM DECLARATION
AND MAP
OF
PARKWAY TOWERS CONDOMINIUMS**

THIS LIMITED AMENDMENT TO THE AMENDED CONDOMINIUM DECLARATION AND MAP is made on the date hereinafter set forth by the Parkway Towers Condominium Association (the "Association"), a Colorado nonprofit corporation.

RECITALS:

A. On May 18, 1978, Mile High Holdings, Ltd., an Alberta, Canada corporation, as to an undivided 25%; S.A.L. Investments, Ltd., an Alberta, Canada corporation, as to an undivided 12½% interest; Gerson Holdings, Ltd., an Alberta, Canada corporation, as to an undivided 12½% interest; Double D Properties Corporation, Ltd., a British Columbia, Canada corporation, as to an undivided 12½% interest; Nagol Holdings, Ltd., a British Columbia, Canada corporation, as to an undivided 12½% interest; Transwest Investments, Ltd., a British Columbia, Canada corporation, as to an undivided 6¼% interest; and Muskoka Investments, Ltd., a British Columbia, Canada corporation, as to an undivided 18¾% interest (collectively "Declarant"), recorded the Amended Condominium Declaration, The Parkway Towers Condominiums in the real property records of Denver County, subjecting the property therein described to its covenants, conditions, and restrictions ("Declaration");

B. Declarant recorded a Map entitled Condominium Map for Parkway Towers on May 9, 1978, at Reception No. 053039, in Condominium Book 5, Pages 106-108, for the property within the Association ("Map").

B. Parking Space Number 82 is currently a Limited Common Element appurtenant to Unit 207.

C. Parking Space Number 87 is currently part of the General Common Elements.

D. Due to the installation of a new boiler system, Parking Space Number 82 will be needed for use as General Common Element space.

E. Article II, Section 2.5 authorizes the Association to assign parking spaces as Limited Common Elements. The current owner of Parking Space Number 82 and the Association have agreed to assign Parking Space Number 87 to Unit 207 as a Limited Common Element parking space, in exchange for Parking Space 82 becoming part of the General Common Elements.

F. The Owners within the Parkway Towers Condominium Association desire to amend the Declaration and Map to convert Parking Space 87 to a Limited Common Element appurtenant to Unit 207, and to convert Parking Space 82 to General Common Element space; and

G. Pursuant to C.R.S. §38-33.3-217(1)(a) and Article XVI of the Declaration, at least 67% of the Owners and all of the first mortgagees have approved the following amendments to the Declaration and Map:

1. In accordance with Article II, Section 2.5 of the Declaration, the Association is authorized to allocate the exclusive right to use of Parking Space Number 87, a General Common Element as defined in the Declaration and designated on the Association's Condominium Map, and does hereby allocate the exclusive right to use of Parking Space Number 87 as a Limited Common Element appurtenant to and designated for the exclusive right of use by:

PARKWAY TOWERS CONDOS U-207,

also known as 1155 Ash Street, Unit 207
Denver, Colorado 80220

2. The Legal Description for Unit 207 shall be amended to read:

PARKWAY TOWERS CONDOS U-207
PRK-87 STR-7

also known as 1155 Ash Street, Unit 207
Denver, Colorado 80220

3. The Map is amended by deletion of Parking Space 82 as a Limited Common Element and conversion to a General Common Element and the addition of Parking Space Number 87 as a Limited Common Element appurtenant to Unit 207.
4. This amendment is limited to those provisions as stated above. All other covenants, restrictions, and conditions contained in the Declaration remain in full force and effect unless otherwise amended by a separate amendment.
5. All challenges to the validity of this amendment must be made within one (1) year after the date of recording of this document. The covenants and restrictions of the Declaration shall run with and bind the property in perpetuity.

IN WITNESS WHEREOF, the undersigned, being the President of Parkway Towers Condominium Association hereby certifies that the Association has obtained approval for this Amendment to the Amended Condominium Declaration and Map as stated above, and as evidenced by written consents on file in the office of the Association.

Dated August 5, 2015.

PARKWAY TOWERS CONDOMINIUM ASSOCIATION

By: Jill Hrobsky HOA Parkway Towers
President

STATE OF Colorado)
COUNTY OF Denver) ss.

The foregoing Limited Amendment to the Amended Condominium Declaration and Map was acknowledged before me by Jill Hrobsky, as President of the Parkway Towers Condominium Association, a Colorado nonprofit corporation, on this day of AUG, 5, 2015.

Kevin Hayutin
Notary Public; ID#

My commission expires: _____

