

DECLARATION
OF
RIVER ROCK CONDOMINIUMS

A Condominium Community

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A Condominium Community

THIS DECLARATION is made on the date hereinafter set forth by RIVER ROCK DEVELOPMENT, LLC, a Colorado limited liability company, with an address of 8709 East Florida Avenue, Denver, Colorado 80231 ("Declarant").

RECITALS:

A. Declarant is the owner of certain real estate in the County of Arapahoe, State of Colorado, which is more particularly described as set forth in Exhibit A attached hereto and by reference made a part hereof.

B. Declarant desires to create a Condominium Community on the real estate described in Exhibit A under the name of RIVER ROCK CONDOMINIUMS, in which portions of the real estate described in Exhibit A will be designated for separate ownership and uses of a residential nature, and in which portions of the real estate described in Exhibit A will be designated for co-ownership by Unit Owners.

C. Declarant has caused the "River Rock Condominium Owners Association, Inc.," a Colorado nonprofit corporation (the "Association"), to be incorporated under the laws of the State of Colorado, as a Unit Owners' Association, for the purpose of exercising the functions as herein set forth.

ARTICLE 1

SUBMISSION/DEFINED TERMS

Section 1.1 Submission of Real Estate. The Declarant hereby submits the real estate described in Exhibit A, together with all easements, rights, and appurtenances thereto and the buildings and improvements erected or to be erected thereon (collectively, the "Real Estate") to the provisions of the Colorado Common Interest Ownership Act, C.R.S. § 38-33.3-101, et. seq., as it may be amended from time to time (the "Act") and to the terms and conditions of this Declaration. In the event the Act is repealed, the Act on the effective date of this Declaration shall remain applicable. Declarant hereby declares that all of the real estate described in Exhibit A shall be held or sold, and conveyed subject to the easements, restrictions, covenants, and conditions contained in this Declaration. Declarant further declares that this Declaration is made for the purpose of protecting the value and desirability

of the Real Estate, that this Declaration shall run with the Real Estate and shall be binding on all parties having any right, title or interest in the Real Estate or any part thereof, their heirs, legal representatives, successors, and assigns and shall inure to the benefit of each Unit Owner thereof.

Section 1.2 Defined Terms. Each capitalized term in this Declaration or in the map shall have the meaning specified or used in the Act, unless otherwise defined in this Declaration or as set forth below:

Allocated Interests. Collective reference to the undivided interest in the Common Elements, Common Assessment Expense allocation, and voting interests, all of which are set forth in this Declaration.

Articles of Incorporation. The Articles of Incorporation for River Rock Condominium Owners Association, Inc., a Colorado nonprofit corporation, as the same may be amended from time to time.

Executive Board; Board. The governing body of the Association, pursuant to the Governing Documents and the Act.

Bylaws. The Bylaws of the Association, as the same may be amended from time to time.

Common Elements. The Real Estate within this Common Interest Community co-owned by the Owners, other than a Unit; which Real Estate is designated in a recorded map, and which Real Estate is also generally and sometimes specifically described in this Declaration.

Common Expenses. As used in this Declaration, this term includes all charges levied by and for the benefit of the Association, pursuant to the Governing Documents, including, but not limited to: (i) annual costs and expenses of the Association, (ii) large, single item expenditures of the Association (including but not limited to, capital expenditures and "special assessments"), and (iii) amounts necessary to fund reserves pursuant to Section 10.6 below.

Common Expense Assessment(s); Assessment(s). In addition to the definition included in the Act, shall include these items levied against a particular Owner or Unit: (i) late charges, attorneys' fees, fines, and interest charged by the Association at the rate as determined by the Executive Board, (ii) charges against a particular Owner and the Unit for the purpose of reimbursing the Association for expenditures and other costs of the Association in curing any violation of the Governing Documents by the Owner or Related Users (including "default assessments"), and (iii) insurance assessments (assessed in proportion to risk).

Covenants. Collective term for all promises, restrictions, reservations, conditions, terms, easements, and rights-of-way specifically set forth in this Declaration or

referenced in this Declaration or other Governing Documents, as the same may be adopted and amended from time to time.

Declaration. This Declaration, as it may be further amended from time to time.

Design Guidelines. Collective reference to all written design and development guidelines, policies and procedures, application and review procedures and fee schedules, and all architectural controls which shall apply to all construction, landscaping, and other improvement activities within the Real Estate, and which are enacted by the Board pursuant to its rule-making authority.

First Lien Security Interest. Any unpaid and outstanding mortgage, deed of trust or other security instrument recorded in the records of the office of the Clerk and Recorder of the County of Arapahoe, Colorado, having priority of record over all other recorded liens except those governmental liens and Common Expense Assessment liens made superior by statute.

Governing Documents. Collective reference to those documents which govern the operation of the Association and the Community, including: (a) its Amended and Restated Articles of Incorporation, (b) its Amended and Restated Bylaws, (c) its Rules and Regulations, including all Design Guidelines, (d) all recorded plats effecting the Community, and (e) this Declaration, as one or more of the same may be amended from time to time. Each and every provision of the Governing Documents shall be given the force and effect as if set forth in this Declaration.

Limited Common Elements. Those portions of the Common Elements, if any, designated by Declarant or the Association for the exclusive use of one or more but fewer than all of the Units, including any storage areas.

Notice of Violation. An instrument which shall set forth the name of the Owner, the nature of the violation and provisions of the Governing Documents violated, the approximate dates of violation and containing provisions for the signature of at least one member of the Board.

Notice of Lien. An instrument by which the Association may choose to give notice to an Owner that an unpaid assessment has become, or Notice of Violation has caused, a lien against his Unit.

Owner; Unit Owner. The Declarant, or any other person or entity that owns a Unit.

Real Estate. The property described in Exhibit A, and such additional property described on Exhibit C which may be added to the Community, together with all easements, rights, and appurtenances thereto and the buildings and improvements erected

or to be erected thereon. All easements and licenses which the Common Interest Community is subject to as of the date of this Declaration are recited in Exhibit A.

Related User. Any Person who: (a) resides with an Owner within the Unit; (b) is a guest or invitee of an Owner; or (c) is an occupant, tenant or contract purchaser of a Unit, and any family member, guest, invitee or cohabitant of any such person.

Rules and Regulations. Collective term for all rules, regulations, policies, procedures and guidelines of the Association, as the same may be adopted and amended from time to time by the Executive Board pursuant to the Act, this Declaration and the Bylaws.

Unit. A physical portion of the Common Interest Community, designated for separate ownership, shown as a Unit on the recorded map for the Common Interest Community, the boundaries of which are defined in the map and in Article 4 of this Declaration.

ARTICLE 2

NAMES/DESCRIPTION OF REAL ESTATE

Section 2.1 Name and Type. The type of Common Interest Community is a Condominium Community. The name of the Common Interest Community is "River Rock Condominiums." The name of the Association is the "River Rock Condominium Owners Association, Inc."

Section 2.2 Real Estate and Easements. The Common Interest Community is located in the County of Arapahoe, State of Colorado. The initial real estate of the Common Interest Community is described in Exhibit A. All easements and licenses to which the Common Interest Community is presently subject are recited in Exhibit A. In addition, the Common Interest Community may be subject to other easements or licenses granted pursuant to this Declaration, or granted by authority reserved in any recorded document or established in the Act.

Section 2.3 Utility, Map and Plat Easements. Easements for utilities and other purposes over and across the Units and Common Elements may be as shown upon a recorded plat and on the recorded map of the Common Interest Community, and as may be established pursuant to the provisions of this Declaration, or granted by authority reserved in any recorded documents.

Section 2.4 Easements for the Executive Board and Unit Owners. Each Unit shall be subject to an easement in favor of the Executive Board (including its agents, employees and contractors) and to each Unit Owner to allow for their performance of obligations in this Declaration. On exercising this easement right, the party exercising the right shall be

responsible for any resulting damages, and a lien therefore is authorized and established against that party's property, pursuant to this Declaration.

Section 2.5 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 Common Interest Community, to enter upon any part of the Common Interest Community in the performance of their duties.

ARTICLE 3

THE ASSOCIATION

Section 3.1 Membership. Every person who is a record Unit Owner of a fee interest in any Unit which is subject to this Declaration shall be a member of the Association, including contract sellers. Membership in the Association and the Allocated Interests designated to a Unit 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 an interest in any Unit, all such persons shall be members.

Section 3.2 General Purposes and Powers of the Association. The Association, through its Executive Board, shall perform functions and manage the Common Interest Community as provided in this Declaration so as to protect the value and desirability of the Community and to further the interests of the residents, occupants, tenants and guests of the Community and members of the Association. Any purchaser of a Unit shall be deemed to have assented to, ratified and approved such designation and management. The Association shall have all power necessary or desirable to effectuate such purposes.

Section 3.3 Authority of the Association. The business affairs of the Common Interest Community shall be managed by the Association. The Association shall be governed by the Act, this Declaration, the map or plat, its Articles of Incorporation, Bylaws, and any rules and regulations adopted by the Executive Board, as all of the same may be amended from time to time; provided, however, in the event the Act is repealed, the Act on the effective date of this Declaration shall remain applicable. The Executive Board may, by written resolution, delegate authority to a manager or managing agent for the Association, provided no such delegation shall relieve the Board of final responsibility.

Section 3.4 Specific Powers. The Association shall have the powers, authority and duties as follows and as necessary and proper to manage the business and affairs of the Common Interest Community. The Association shall have all of the powers, authority and duties permitted or set forth in the Act. The Association shall have the power to assign its right to future income, including the right to assign its right to receive Common Expense Assessments, but only upon the affirmative vote of the Unit Owners of Units to which at least

fifty-one percent (51%) of the votes in the Association at the meeting called for that purpose have consented.

Section 3.5 Allocated Interests. The Common Expense liability, undivided interest in the Common Elements, and votes in the Association allocated to each Unit are determined set as follows:

- (a) the percentage of ownership interest of the Common Elements, on an equal basis for each Unit in the Common Interest Community;
- (b) the percentage of liability for Common Expenses, on an equal basis for each Unit in the Common Interest Community;
- (c) the number of votes in the Association, on an equal basis for each Unit in the Common Interest Community.

If Units are added to or withdrawn from the Common Interest Community, pursuant to the provisions of this Declaration and the Act, the applicable formulas shall be used to reallocate the Allocated Interests.

Section 3.6 Association Agreements. Any agreement for professional management of the Common Interest Community or any contract providing for services of the Declarant may not exceed one (1) year. Any such agreement must provide for termination by either party without cause and without payment of a termination fee or penalty upon thirty (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 declarant control period 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 the turnover date upon not more than thirty (30) days' notice to the other party thereto.

Section 3.7 Right to Notice and Comment. Pursuant to C.R.S. §38-33.3-205(1)(o), before the Board amends the Bylaws or adopts or amends Rules and Regulations governing the Common Interest Community, or whenever the Governing Documents require that an action be taken after "Notice and Comment," and at any other time the Executive Board determines, the Unit Owners have the right to receive notice of the proposed action and the right to comment orally or in writing. Further, any Unit Owner may give "Notice and Comment" to the Unit Owners of any matter affecting the Common Interest Community, and Unit Owners shall then have the right to comment, orally or in writing, on the matter. Notice shall be given to each Unit Owner in writing, delivered personally or by mail to all Unit Owners at such address as appears in the records of the Association, or notice shall be published in a newsletter or similar publication which is routinely circulated to all Unit Owners. The notice shall be given not less than three (3) days before proposed action is to be taken. The Notice shall invite comment to the Executive Board or a Unit Owner, orally or in writing before the scheduled time of any meeting.

Section 3.8 Indemnification. To the full extent permitted by law and as may be set forth in the Bylaws, each officer and director of the Association shall be and are hereby indemnified by the Unit Owners and the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon them in any proceeding to which they may be a party, or in which they may become involved, by reason of being or having been an officer or director of the Association, or any settlements thereof, whether or not they are an officer or director of the Association at the time such expenses are incurred; except in such cases wherein such officer or director is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Executive Board approves such settlement and reimbursement as being in the best interests of the Association.

Section 3.9 Declarant Control. The Declarant shall have the reserved power, pursuant to Section 303(5) of the Act, to appoint and remove officers and members of the Executive Board.

ARTICLE 4

UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

Section 4.1 Number of Units. The number of Units initially included in the Common Interest Community is sixteen (16). The Declarant reserves the right to create and add additional Units up to a maximum of 160 units.

Section 4.2 Identification of Units/Unit Descriptions. The identification number of each Unit is shown on the map. Every contract for sale, deed, lease, Security Interest, will or other legal instrument may legally describe a Unit by its identifying Unit number followed by the name of the community, with reference to the map, and this Declaration. An illustrative description is as follows:

Unit _____, RIVER ROCK CONDOMINIUMS, a Condominium Community,
in accordance with the recorded map and Declaration, County of Arapahoe,
Colorado, together with rights to use the following Limited Common Elements:
Garage/Carport Stall(s) _____.

Reference to the Declaration and plat or map in any instrument shall be deemed to include any supplement(s) or amendments(s), without specific references thereto.

Section 4.3 Unit Boundaries. The following are designated as boundaries of each Unit, as defined below and as depicted on the map:

(a) Upper Boundaries. The horizontal plane of the unfinished lower surface of the ceilings, extended to an intersection with the vertical perimeter boundaries. Space above ceilings to which access is needed for repair and

maintenance of the Unit and Common Elements above the Unit are Limited Common Elements to the Unit.

(b) Lower Boundaries. The horizontal plane of the undecorated or unfinished upper surfaces of the floors, extended to an intersection with the vertical perimeter boundaries.

(c) Vertical Perimeter Boundaries. The planes defined by the interior unfinished surface of all perimeter walls, the exterior unfinished surface of doors to the Common Elements, the exterior surface of closed exterior windows and doors, areas depicted on the map as a deck or patio area of a Unit, and the vertical planes indicated by boundary lines as shown on the plat or map.

(d) Inclusions. Each Unit includes the spaces and improvements lying within the boundaries described above, including decks or patio areas to Units, as depicted on the map. Each Unit also includes the spaces and improvements containing utility meters, water heating facilities, all electrical switches, wiring, pipes, ducts, conduits, smoke detector or security systems and communications, television, telephone and electrical receptacles and boxes serving that Unit exclusively, the surface of these items being the boundaries of that Unit, whether or not the spaces are contiguous.

(e) Exclusions. Except when specifically included by other provisions of this Declaration or by the map, the following are excluded from each Unit: the spaces and improvements lying outside the boundaries described above, air conditioners and heating systems, thresholds, exterior lighting and all chutes, pipes, flues, ducts, wires, conduits, skylights and other facilities running through or within any interior wall or partition for the purpose of furnishing utility and other service to other Units and the Common Elements.

(f) Noncontiguous Portions. Certain Units may include special portions or pieces of equipment, such as air conditioning compressors, utility meters, meter boxes, utility connection structures, air or gas pump and storage facilities and storage portions, which are situated in buildings or structures that are detached from the Unit. Such special equipment or storage portions are a part of the Unit, notwithstanding their noncontiguity with the principal portions. Each Unit includes the spaces and improvements lying within the boundaries described above, and also includes the utilities and utility meters and communications, television, telephone and electrical receptacles and boxes serving that Unit exclusively, whether or not in the boundaries or contiguous to the Unit, unless the same are maintained by a governmental agency or entity. The Common Elements are excluded from each Unit and any utilities or other facilities running through or within any Unit for the purpose of furnishing utility and other service to other Units and/or the Common Elements are also excluded.

Section 4.4 Unit Maintenance. Unit Owners are responsible for the maintenance, repair and replacement of the improvements and properties located within their Unit

boundaries, unless the Association is specifically obligated to maintain, repair or replace a portion of a Unit, as elsewhere provided in this Declaration, or the Association, without obligation, assumes that responsibility.

Section 4.5 Common Elements. Those portions of the Real Estate which, by the definition or description in this Declaration or the Act are "Common Elements" include those portions of the Real Estate described on the map as "Common Elements", "General Common Elements" ("GCE"), or "Limited Common Elements" ("LCE"). No Owners shall have the right to utilize, occupy or attempt to control attic spaces above and adjacent to Units shown on the map as "GCE" or "General Common Elements". The term "Common Elements" also includes a separate structure designed for the use and occupancy of all Unit Owners and Related Users, but not more than ninety (90) persons. Improvements on and to the Common Elements may be changed, from time to time, by the Executive Board of the Association. Portions of the Common Elements may be designated by Declarant as a part of a Unit or as a Limited Common Element to a Unit. Portions of Units not yet conveyed by Declarant to a third party Owner may become Common Elements or Limited Common Elements, pursuant to rights reserved elsewhere in this Declaration.

Section 4.6 Association Maintenance. The Executive Board of the Association shall determine the specifications, scope, extent, nature and parameters of the Association's maintenance responsibilities. The Association shall be responsible for: the maintenance, repair and replacement of the exterior of the buildings in which the Units are located; the improvement, maintenance, repair and replacement of the Common Elements, including snow removal, landscape care and trash removal; the improvement, upkeep and maintenance, repair and reconstruction of landscaped areas in dedicated public rights of way or public easements; or for the payment of expenses which may be incurred by virtue of agreement with or requirement of any local governmental authority; and for such other maintenance and repair as set forth in this Declaration. In the event a Common Expense is associated with the maintenance, repair or replacement of a Limited Common Element, those Common Expenses may be assessed equally against the Units to which the Limited Common Element is assigned. The Common Elements are designated in the recorded map.

Section 4.7 Limited Common Elements. The Declarant reserves, for itself, through three (3) years after the recording of this Declaration, and to the Association, after the expiration of Declarant's three (3) year period (except as that period of Declarant's reservation may be extended), the right to allocate areas added to the Community as Common Elements, and the right to allocate areas which constitute a part of the Common Elements as Limited Common Elements for the exclusive use of the owners of Units to which those specified areas shall become appurtenant. The Declarant or Association may allocate or assign Common Elements or Limited Common Element areas (1) by making such an allocation in a recorded instrument, or (2) in the deed to the Unit to which such Limited Common Element shall be appurtenant, or (3) by recording an appropriate amendment or supplement to this Declaration, or (4) by recording a supplement to the map. Such allocations by the Declarant or by the Association may be made as a matter of reserved right.

Section 4.8 Unit Owners Easements of Enjoyment. Every Unit Owner shall have a right and easement access to their Unit and of enjoyment in and to any Common Elements and such easement shall be appurtenant to and shall pass with the title to every Unit, subject to the following provisions:

(a) The right of the Association to promulgate (subject to Section 3.07) and publish rules and regulations which each Unit Owner and their Related Users shall strictly comply with.

(b) The right of the Association to suspend the voting rights and rights to use the Common Elements by a Unit Owner for any period during which any assessment against their Unit remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations.

(c) The right, power and authority of the Association to grant any easement, right of way, license, lease, dedication, transfer or conveyance or grant of any similar interest affecting the Common Elements, to the extent permitted by the Act, including, but not limited to, the right of the Association, upon expiration of the Declarant's development rights reserved herein to allocate, assign, or license parking spaces which have not been previously allocated to specific Units by the Declarant.

(d) The right of the Association to close or limit the use of the Common Elements while maintaining, repairing and making replacements in the Common Elements.

(e) The Development and Special Declarant Rights of the Declarant reserved in this Declaration.

Section 4.9 Delegation of Use. Any Unit Owner may delegate their right of enjoyment to the Common Elements and facilities to their Related Users.

Section 4.10 Encroachments. In the event that any portion of the Common Elements encroaches upon any Unit or Units; or in the event that any portion of a Unit encroaches upon any other Unit or Units or upon any portion of the Common Elements; or in the event any encroachment shall occur in the future as a result of: (a) settling of a Building; (b) alteration or repair to the Common Elements; or (c) repair or restoration of one or more Building(s) and/or Units after damage by fire or other casualty, or condemnation or eminent domain proceedings, a valid easement shall exist for the encroachment and for the maintenance of the same so long as the Building stands or the encroachment exists. In the event that any one or more of the Units or Buildings or other portion of the Common Elements is partially or totally destroyed and is subsequently rebuilt or reconstructed in substantially the same location, and as a result of such rebuilding any portion thereof shall encroach as provided in the preceding sentence, a valid easement for such encroachment shall then exist. Such encroachments and easements shall not be considered or determined to be encumbrances either on the Common Elements or on the Units for purposes of marketability of title or other purposes. Units shall be deemed conclusively to be the property

shown on the map, notwithstanding any minor deviations, either horizontally, vertically, or laterally between the actual location of such Unit and the location indicated on the map.

ARTICLE 5

COVENANT FOR COMMON EXPENSE ASSESSMENTS

Section 5.1 Creation of Association Lien and Personal Obligation to Pay Common Expense Assessments. Declarant, for each Unit, shall be deemed to covenant and agree, and each Unit Owner, by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association annual Common Expense Assessments, insurance assessments (assessed in proportion to risk), utility assessments (assessed in proportion to usage), and such other assessments as imposed by the Association. Such assessments, including fees, charges, late charges, attorneys' fees, fines and interest charged by the Association shall be the personal obligation of the Unit Owner of such Unit at the time when the assessment or other charges became or fell due. The Association annual Common Expense Assessments and such other assessments as imposed by the Association, including fees, charges, late charges, attorneys' fees, fines and interest charged by the Association, shall be a charge on each Unit and shall be a continuing lien upon the Unit against which each such assessment or charge is made. If any Assessment is payable in installments, the full amount of the assessment is a lien from the time the first installment becomes due. The personal obligation to pay any past due sums due the Association shall not pass to a successor in title unless expressly assumed by them. No Unit Owner may become exempt from liability for payment of the Common Expense Assessments by waiver of the use or enjoyment of the Common Elements or by abandonment of the Unit against which the Common Expense Assessments are made. All Assessments shall be payable in the amounts specified in the levy thereof, and no offsets or reduction thereof shall be permitted by any reason including, without limitation, any claim that the Association or the Executive Board is not properly exercising its duties and powers under this Declaration.

Section 5.2 Apportionment of Common Expenses. Except as provided in this Declaration, all Common Expense Assessments shall be assessed against all Units in accordance with formula for liability for the Common Expenses as set forth in Section 3.5 in this Declaration. Any Common Expense associated with the maintenance, repair or replacement of a Limited Common Element may be assessed against the Units to which the Limited Common Element is assigned or is appurtenant, equally, or in such reasonable proportions as deemed by the Association.

Section 5.3 Purpose of Assessments. The assessments levied by the Association through its Executive Board shall be used exclusively for the purposes of promoting the health, safety, and welfare of the residents and guests of the Common Interest Community and the members of the Association.

Section 5.4 Annual Assessment; Compliance with Colorado State Law. The Common Expense Assessment may be made on an annual basis against all Units and must be made in compliance with the Colorado Common Interest Ownership Act, as follows:\

(a) All Common Expense Assessments shall be based upon the Association's advance budget of the cash requirements needed by it to provide for the administration and performance of its duties during such assessment year.

(b) Pursuant to the Act, within thirty (30) days after adoption of any proposed budget for this common interest community, the Executive Board shall mail, by ordinary first-class mail, or otherwise delivery a summary of the budget to all the Unit Owners and shall set a date for a meeting of the Unit Owners to consider ratification of a budget not less than fourteen (14) nor more than sixty (60) days after mailing or other delivery of the summary. Unless at that meeting a majority of all Unit Owners reject the budget, the budget is ratified, whether or not a quorum is present. In the event that the proposed budget is rejected, the periodic budget last ratified by the Unit Owners must be continued until such time as the Unit Owners ratify a subsequent budget proposed by the Executive Board.

(c) The omission or failure of the Executive Board to levy the Assessment for any period shall not be deemed a waiver, modification or a release of the Unit Owners from their obligation to pay.

Section 5.5 Effect of Non-Payment of Assessments. Any assessment, charge or fee provided for in this Declaration, or any monthly or other installment thereof, which is not fully paid within ten (10) days after the due date thereof, as established by the Executive Board, shall bear interest at the rate of interest as may be determined, from time to time, by the Executive Board, and the Association may assess a reasonable late charge thereon as determined by the Executive Board. Failure to make payment within sixty (60) days of the due date thereof shall cause the total amount of such Unit Owner's Common Expense Assessment for the remainder of that fiscal year to become immediately due and payable at the option of the Board. Further, the Association may bring an action at law or in equity, or both, against any Unit Owner personally obligated to pay such overdue assessments, charges or fees, or monthly or other installments thereof, and may also proceed to foreclose its lien against such Unit Owner's Unit. An action at law, or in equity, by the Association against a Unit Owner to recover a money judgment for unpaid assessments, charges or fees, or monthly or other installments thereof, may be commenced and pursued by the Association without foreclosing, or in any way waiving, the Association's lien therefore. Foreclosure or attempted foreclosure by the Association of its lien shall not be deemed to estop or otherwise preclude the Association from thereafter again foreclosing or attempting to foreclose its lien for any subsequent assessment, charges or fees, or monthly or other installments thereof, which are not fully paid when due. The Association shall have the power and right to bid on or purchase any Unit at foreclosure or other legal sale, and to acquire and hold, lease, mortgage, vote the Association votes appurtenant to ownership thereof, convey or otherwise deal with the same. If a foreclosure action is filed to foreclose any Assessment lien, and a Unit Owner abandons or leaves vacant his or her Unit, the Board may take possession and

rent said Unit or apply for the appointment of a receiver for the Unit without prior notice to the Unit Owner. The rights of the Association shall be expressly subordinate to the rights of any holder of a First Lien Security Interest as set forth in its deed of trust or mortgage (including any assignment of rents), to the extent permitted under the Act.

Section 5.6 Lien Priority. The lien of the Association under this Section is prior to all other liens and encumbrances on a Unit except: (a) liens and encumbrances recorded before the recordation of the Declaration; (b) a First Lien Security Interest on the Unit (except as allowed by the Act with regard to the limited lien priority allowed to the Association); and (c) liens for real estate taxes and other governmental assessments or charges against the Unit. This Section does not affect the priority of mechanics' or materialmen's liens. The lien of the Association under this Article is not subject to the provision of any homestead exemption as allowed under state or federal law. Sale or transfer of any Unit shall not affect the lien for said assessments or charges except that sale or transfer of any Unit pursuant to foreclosure of any First Lien Security Interest, or any proceeding in lieu thereof, including deed in lieu of foreclosure, or cancellation or forfeiture shall only extinguish the lien of assessment charges as provided by applicable state law. No such sale, transfer, foreclosure, or any proceeding in lieu thereof, including deed in lieu of foreclosure, nor cancellation or forfeiture shall relieve any Unit from continuing liability for any assessment charges thereafter becoming due, nor from the lien thereof.

Section 5.7 Working Fund. The Association or Declarant may require the first Unit Owner of each Unit (other than Declarant or a Participating Builder) to make a non-refundable payment to the Association in an amount equal to one-fourth (1/4) of the annual Common Expense Assessment against that Unit in effect at the closing thereof, which sum shall be held, without interest, by the Association as a working fund. Said working fund shall be collected and transferred to the Association at the time of closing of the initial sale by Declarant or a Participating Builder of each Unit, as aforesaid, and shall be for the use and benefit of the Association. Such payment shall not relieve a Unit Owner from making regular payments of assessments as the same become due. Upon the transfer of their Unit, a Unit Owner shall be entitled to a credit from their transferee for any unused portion of the aforesaid working fund. This account may be updated annually by the Association, and notice shall be given to all Unit Owners whose individual account does not equal one-fourth (1/4) of the current annual assessment. Payment of any shortage shall be due with the next regular assessment payment, following written notice.

Section 5.8 Owner's Negligence or Misconduct. In the event that the need for maintenance, repair, or replacement of the Common Elements, or any portion thereof, is caused through or by the negligent or willful act or omission or misconduct of an Owner, or the Owner's agents, employees, guests, customers, or invitees, then the expenses, costs, and fees incurred by the Association for such maintenance, repair, or replacement shall be a personal obligation of such Owner, and if not repaid to the Association within seven (7) days after the Association shall have given notice to the Owner of such expenses, costs, and fees, then the failure to so repay shall be a default by the Owner under the provisions of this Section 5.8, such expenses, costs, and fees shall automatically become a default

assessment determined and levied against such Unit, and the Association may proceed in accordance with the applicable provisions of Article 5 hereof.

ARTICLE 6

USE, ALIENATION, OCCUPANCY AND OTHER RESTRICTIONS

The strict application of the following limitations and restrictions in any specific case may be modified or waived, in whole or in part, by the Executive Board or by an appropriate committee (subject to review by the Executive Board) if such strict application would be unreasonable or unduly harsh under the circumstances. Any such modification or waiver must be in writing or must be contained in the Rules or Regulations.

Section 6.1 Use Restrictions: Common Elements. There shall be no obstruction of the Common Elements, nor shall anything be kept or stored on any part of the Common Elements without the prior written approval of the Association. Nothing shall be altered on, constructed in, or removed from the Common Elements without the prior written approval of the Association.

Section 6.2 Use Restrictions: Units. All Units within the Common Interest Community shall be used only for those uses and/or purposes as allowed by the local zoning, control and regulation. The use of each Unit is further restricted to that of a single family residence and accessory uses as permitted herein. The term "single family residence" means a single housekeeping unit or condominium, operating on a nonprofit, noncommercial basis between its occupants, cooking and eating with a common kitchen and dining area. Except for those activities conducted as a part of the marketing and development program of the Declarant and except for home professional offices or business use permitted by local zoning or the Rules and Regulations, no industry, business, trade or commercial activities shall be conducted, maintained or permitted in any part of a Unit, nor shall any Unit be used or rented for transient, hotel or motel purposes; nor shall any part of a Unit be used as an unlicensed day care home, nor as a licensed day care home. Home professional pursuits are permitted provided such activity is conducted without employees, public visits or nonresidential storage, or other similar uses.

Section 6.3 Leasing and Occupancy Restrictions. Any Unit Owner shall have the right to lease or allow occupancy of a Unit upon such terms and conditions as the Unit Owner may deem advisable, subject to restrictions of this Declaration, subject to restrictions of record and subject to the following:

(a) Short-term occupancies and rentals (of less than six (6) months) of Units shall be prohibited.

(b) Any lease or rental agreement shall be in writing and shall provide that the lease or rental agreement is subject to the terms of this Declaration, the Bylaws of

the Association, the Articles of Incorporation and the Rules and Regulations of the Association.

(c) All occupancies, leases and rental agreements of Units shall state that the failure of the tenant, renter or guest to comply with the terms of the Declaration or Bylaws of the Association, Articles of Incorporation or the Rules and Regulations of the Association shall constitute a default of the occupancy, lease or rental agreement and of this Declaration and such default shall be enforceable by either the Association or the landlord, or by both of them.

(d) All occupancies of Units shall be subject to the right of the Association to remove and/or evict the occupant for failure to comply with the terms of the Declaration, the Bylaws of the Association, the Articles of Incorporation or the Rules and Regulations of the Association.

(e) Except as restricted in this Declaration, and such Rules and Regulations as the Association may promulgate, the right to lease or allow occupancy of a Unit shall not be restricted.

Section 6.4 Restrictions Regarding Maintenance of Units. Unit Owners are responsible for the maintenance, repair and replacement of the properties located within their Unit boundaries, including exteriors of windows and doors of their Unit. Each Unit, at all times, shall be kept well maintained, in good repair, and replacement, and in a clean, sightly, and wholesome condition. Trash, litter, junk boxes, containers, bottles, cans, implements, machinery, lumber or other building materials shall not be permitted to remain exposed upon or within any Unit so that the same are visible from any neighboring Unit, or any street, except as necessary during a reasonable period of construction. Declarant, its agents and assigns and the Association, and its agents, shall have the authority to enter, replace, maintain, repair and clean up Units which do not conform to the provisions of this Section, and to charge and collect from the Unit Owners thereof all reasonable costs related thereto as an assessment hereunder.

Section 6.5 Restrictions on Animals and Pets. Pets, including cats, dogs, other animals, birds, reptiles, hereinafter for brevity termed "animal", shall not be kept, maintained or harbored in the Common Interest Community, unless the animal in each instance is expressly permitted in writing by the Managing Agent, or if there is no Managing Agent, then by the Executive Board of the Association. Where such written permission is granted, such permission is revocable if the animal becomes obnoxious to other Owners or occupants, in which event the person having control of the animal shall be given a written notice to correct the problem or remove the animal from the Common Interest Community. The written notices provided for herein shall be issued by the authorized representative of the Association or, if there is no authorized representative then by one or more of the members of the Executive Board of the Association. Animals may not be kept for any commercial purposes. Owners or persons having control of an animal, shall, while the animal is in the Common Interest Community, be responsible for cleaning up after their pet and shall be

deemed to hold the Association harmless from any claim resulting from any action of their animal and any costs incurred by the Association.

Section 6.6 Restrictions Regarding Vehicular Parking, Storage, and Repairs.

(a) Garages, carports, and designated parking spaces (designated as either a part of a Unit, a Limited Common Element, or as a part of Common Elements) are restricted to use as a parking space for vehicles.

(b) Vehicular parking within the community shall be regulated by the Executive Board. Each parking area may be subject to designation of individual spaces as a Limited Common Element appurtenant to certain designated Units. Any other parking spaces shall be used by the Owners for self-service parking purposes on a "first come, first served" basis; provided, however, that no Owner shall park more than one (1) vehicle (owned or leased by such Owner, a member of his or her family, or Occupant of his or her Unit) on the Common Element parking spaces without the prior written consent of the Executive Board. While any buildings under construction or completed are owned by Declarant, use of the parking spaces adjacent to that building may be restricted to Declarant's use for construction and sales purposes.

(c) The conversion or alteration of garages into living areas, storage areas, workshop areas, or any other modification or alteration of the garages which would hinder, preclude or prevent the parking of the number of vehicles for which the garage was originally designed is prohibited.

(d) No abandoned or inoperable automobiles or vehicles of any kind shall be stored or parked on a Unit or within the Common Interest Community. An "abandoned or inoperable vehicle" shall be defined as any automobile, truck, motorcycle, boat, trailer, camper, house trailer, self-contained motorized recreational vehicle, or other similar vehicle, which has not been driven under its own propulsion for a period of two (2) weeks or longer, or which does not have an operable propulsion system installed therein; provided, however, that otherwise permitted vehicles parked by Unit Owners while on vacation or during a period of illness shall not constitute abandoned or inoperable vehicles. In the event that the Association shall determine that a vehicle is an abandoned or inoperable vehicle, then a written notice describing said vehicle shall be personally delivered to the Unit Owner thereof or shall be conspicuously placed upon the vehicle. If the abandoned or inoperable vehicle is not removed with seventy-two (72) hours after providing such notice, the Association shall have the right to remove the vehicle, and the owner thereof shall be solely responsible for all towing and storage charges.

(e) No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting, or servicing of any kind of vehicle, trailer or boat, may be performed or conducted within the Common Interest Community.

(f) The following vehicles may not be parked or stored within the Common Interest Community, unless such parking or storage is within a garage of the improvements on a Unit, or unless authorized in writing by the Executive Board of the Association: oversized vehicles, trailers, camping trailers, boat trailers, hauling trailers, boats or accessories thereto, trucks, self-contained motorized recreational vehicles, or other oversized types of vehicles or equipment as prohibited by rule or regulation. Any such oversized vehicle may be parked as a temporary expedience for loading, delivery of goods or services, or emergency. This restriction shall not apply to trucks or other commercial vehicles temporarily located within the Common Interest Community which are necessary for construction or for the maintenance of the Common Elements, Units, or any improvement located thereon.

Section 6.7 Nuisances. No nuisance shall be permitted within the Common Interest Community, nor any use, activity or practice which is the source of unreasonable annoyance or embarrassment to, or which unreasonably offends or disturbs any Unit Owner or which may unreasonably interfere with the peaceful enjoyment or possession of the proper use of a Unit or Common Element, or any portion of the Common Interest Community by Unit Owners. Further, no immoral, improper, offensive or unlawful use shall be permitted within the Common Interest Community or any portion thereof. All valid laws, ordinances and regulations of all governmental bodies having jurisdiction over the Common Interest Community or a portion thereof shall be observed. As used herein, the term nuisance shall not include any activities of Declarant or its assignees which are reasonably necessary to the development and construction of improvements within this Common Interest Community; provided, however, that such activities shall not reasonably interfere with any Unit Owner's use and enjoyment of their Unit, or any Unit Owner's ingress and egress to or from their Unit and a public way.

Section 6.8 No Annoying Lights, Sounds or Odors. No light shall be emitted from any portion of the Common Interest Community which is unreasonably bright or causes unreasonable glare, and no sound or odor shall be emitted from any portion of the Common Interest Community which would reasonably be found by others to be noxious or offensive. Without limiting the generality of the foregoing, no exterior spotlights, searchlights, speakers, horns, whistles, bells or other light or sound devices shall be located or used on any portion of the Common Interest Community except with the prior written approval of the Executive Board.

Section 6.9 No Hazardous Activities. No activity shall be conducted on any portion of the Common Interest Community which is, or might be, unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any portion of the Common Interest Community and no open fires shall be lighted or permitted on any portion of the Common Interest Community.

Section 6.10 Compliance with Insurance Requirements. Except as may be approved in writing by the Executive Board, nothing shall be done or kept on the Common Interest Community which may result in a material increase in the rates of insurance, or would result in the cancellation of any insurance maintained by the Association.

Section 6.11 No Unsightliness. All unsightly conditions, structures, facilities, equipment, objects and conditions shall be enclosed within an approved structure.

Section 6.12 Restriction on Signs and Advertising Devices. No sign, poster, billboard, advertising device or display of any kind shall be erected or maintained anywhere within the Common Interest Community except such sign or signs as may be approved in writing by the Executive Board.

Section 6.13 No Restrictions on Sale of a Unit. The right of a Unit Owner to sell, transfer or otherwise convey their 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.

Section 6.14 No Restrictions on Mortgaging of a Unit. There are no restrictions on the right of the Unit Owners to mortgage or otherwise encumber their Unit. There is no requirement for the use of a specific lending institution or particular type of lender.

Section 6.15 Restrictions on Structural Alterations and Exterior Improvements. No structural alterations to any Unit or any Common or Limited Common Elements shall be done by any Owner, without the prior written approval of the Association. No improvement to the exterior of a building which includes a Unit or to the Common Elements or to any landscaping shall be constructed, erected, placed or installed within the Common Interest Community, unless complete plans and specifications thereto shall have been first submitted to and approved in writing by the Executive Board.

Section 6.16 Declarant's Use. Notwithstanding anything to the contrary contained in this Declaration, it shall be expressly permissible for Declarant, its assigns, employees and agents, to perform such reasonable activities, and to maintain upon portions of the Common Interest Community such facilities as deemed reasonably necessary or incidental to the construction and sale of Units in the development of the Common Interest Community, specifically including, without limiting the generality of the foregoing, the maintenance of temporary business offices, storage areas, trash bins, construction yards and equipment, signs, model units, temporary sales offices, parking areas and lighting facilities.

Section 6.17 Rules and Regulations. In furtherance of the provisions of this Declaration, and the general plan, rules and regulations concerning and governing the Common Interest Community or any portion thereof may be adopted, amended, or repealed, from time to time (subject to Section 3.07), by the Executive Board, or its successors and assigns. The Executive Board may establish and enforce penalties for the infraction thereof.

ARTICLE 7

DEVELOPMENT RIGHTS AND SPECIAL DECLARANT RIGHTS

Section 7.1 Development Plan. Declarant plans on creating the maximum number of Units on the Real Estate described in Exhibit A as allowed by any governmental entity having jurisdiction.

Section 7.2 Development Rights and Special Declarant Rights. The Declarant reserves, for itself and its successors in title, whether specifically recited in a deed or grant of a Unit from Declarant to its successor in title, for three (3) years after the recording of this Declaration, the following Development Rights and Special Declarant Rights:

(a) the right to relocate boundaries between adjoining Units, enlarge Units, enlarge the Common Elements, reduce or diminish the size of Units, reduce or diminish the size of areas of the Common Elements, subdivide Units or complete or make improvements, as the same may be indicated on maps or plats filed of record or filed with the Declaration;

(b) the right to create or construct additional Units, Common Elements and Limited Common Elements, to subdivide Units and to convert Units into Common Elements;

(c) the right to convert areas designated as Common Elements to a Unit, including relocating the boundaries of those areas, enlarging any existing Units, enlarging the Common Elements, reducing or diminishing the size of Units or the size of areas of the Common Elements;

(d) the right to exercise any development rights reserved or allowed in the Act;

(e) the right to use, and to permit others to use, easements through the Common Elements as may be reasonably necessary;

(f) the right to appoint or remove any officer of the Association or any member of the Executive Board during the Declarant Control period;

(g) the right to amend the Declaration in connection with the exercise of any development right; and

(h) the right to amend the maps or plat in connection with the exercise of any development right.

Section 7.3 Additional Reserved Rights. In addition to the rights set forth above, Declarant, for itself and its successors in title, whether specifically recited in a deed or grant of a Unit from Declarant to its successor in title, also reserves the following additional rights:

(a) Sales. The right to maintain mobile and other sales offices, parking lots, management offices and models in Units or on the Common Elements.

(b) Signs. The right to maintain signs and advertising on the Common Interest Community to advertise the Common Interest Community or other communities developed or managed by, or affiliated with, the Declarant.

(c) Dedications. The right to establish, from time to time, by dedication or otherwise, public streets, utility and other easements for purposes including but not limited to public access, private access, paths, walkways, drainage, recreation areas, parking areas, ducts, shafts, flues, conduit installation areas, and to create other reservations, exceptions and exclusions.

(d) Use Agreements. The right to enter into, establish, execute, amend, and otherwise deal with contracts and agreements for the use, lease, repair, maintenance or regulations of parking and/or recreational facilities and/or Common Elements, which may or may not be a part of the Common Interest Community.

(e) Construction and Access Easement. Declarant and its assignees expressly reserve the right to perform warranty work, and repairs and construction work and to store materials in secure areas, in Units and in Common Elements, and the future right to control such work and repairs, and the right of access thereto, until completion. All work may be performed without the consent or approval of any Unit Owner or holder of a Security Interest. Declarant and its assignees have such an easement through the Common Elements as may be reasonably necessary for exercising reserved rights in this Declaration and for access and utilities to any properties which Declarant had the right to add to the Community, but which have not been added. Such easement includes the right to construct underground utility lines, pipes, wires, ducts, conduits, and other facilities across the Real Estate.

(f) Other Rights. The right to exercise any additional reserved right created by any other provision of this Declaration.

Section 7.4 Rights Transferable/Rights Transferred. Any rights created or reserved under this Article or the Act for the benefit of Declarant may be transferred to any person by an instrument describing the rights transferred recorded in the real property records of the County. Such instrument shall be executed by the transferor Declarant and the transferee. The rights transferred may then be exercised in compliance with the requirements of C.R.S. §38-33.3-210 and C.R.S. §38-33.3-209(6) without the consent of the Association, any Unit Owners or any holders of Security Interest.

Section 7.5 No Further Authorizations Needed. The consent of Unit Owners or holders of Security Interests shall not be required for exercise of any reserved rights, and Declarant or its assignees may proceed without limitation at their sole option. Declarant or its assignees may exercise any reserved rights on all or any portion of the property in whatever

order determined. Declarant or its assignees shall not be obligated to exercise any reserved rights or to expand the Common Interest Community beyond the number of Units initially submitted.

Section 7.6 Amendment of the Declaration or Map. If Declarant or its assignee elects to exercise any reserved rights, that party shall comply with the Act.

Section 7.7 Interpretation. Recording of amendments to the Declaration and the map or plat pursuant to reserved rights in this Declaration shall automatically effectuate the terms and provisions of that amendment. Further, such amendment shall automatically: (a) vest in each existing Unit Owner the reallocated Allocated Interests appurtenant to their Unit; and (b) vest in each existing Security Interest a perfected security interest in the reallocated Allocated Interests appurtenant to the encumbered Unit. Further, upon the recording of an amendment to the Declaration, the definitions used in this Declaration shall automatically be extended to encompass and to refer to the Common Interest Community as expanded and to any additional improvements, and the same shall be added to and become a part of the Common Interest Community for all purposes. All conveyances of Units after such amendment is recorded shall be effective to transfer rights in all Common Elements, whether or not reference is made to any Amendment of the Declaration map. Reference to the Declaration and map in any instrument shall be deemed to include all Amendments to the Declaration, and the map without specific reference thereto.

Section 7.8 Termination of Reserved Rights. The rights reserved to Declarant, for itself, its successors and assigns, shall expire as set forth above or in the Act, unless (a) reinstated or extended by the Association, subject to whatever terms, conditions, and limitations the Executive Board may impose on the subsequent exercise of the expansion rights by Declarant, (b) extended as allowed by law, or (c) terminated by written instrument executed by the Declarant, recorded in the records of the Clerk and Recorder of the County of Arapahoe, Colorado.

ARTICLE 8

INSURANCE/CONDEMNATION

Section 8.1 Insurance Carried. The Association shall obtain and maintain in full force and effect to the extent reasonably available, and at all times, the insurance coverage set forth herein and as set forth in the Act, which insurance coverage shall be provided by financially responsible and able companies duly authorized to do business in the State of Colorado. Commencing not later than the time of the first conveyance of a Unit to a person other than a Declarant, the Association shall maintain, to the extent reasonably available, policies with the following terms or provisions:

- (a) All policies of insurance shall contain waivers of subrogation and waivers of any defense based on invalidity arising from any acts of a Unit Owner and shall provide that such policies may not be canceled or modified without at least thirty

(30) days' prior written notice to all of the Unit Owners, holders of First Lien Security Interests and the Association.

(b) If requested, duplicate originals of all policies and renewals thereof, together with proof of payments of premiums, shall be delivered to all holders of First Lien Security Interests at least ten (10) days prior to expiration of the then current policies.

(c) All liability insurance shall be carried in blanket form naming the Association, the Board, the manager or managing agent, if any, the officers of the Association, the Declarant, holders of First Lien Security Interests, their successors and assigns, and Unit Owners as insureds.

(d) Prior to obtaining any policy of casualty insurance or renewal thereof, pursuant to the provisions hereof, the Board may obtain an appraisal from a duly qualified real estate or insurance appraiser, which appraiser shall reasonably estimate the full replacement value of the Units and the Common Elements, without deduction for depreciation, review any increases in the cost of living, and/or consider other factors, for the purpose of determining the amount of the insurance to be effected pursuant to the provisions hereof. In no event shall any casualty insurance policy contain a co-insurance clause for less than one hundred percent (100%) of the full insurable replacement cost.

(e) Unit Owners may carry and are advised to carry other insurance for their benefit and at their expense, provided that the liability of the carriers issuing insurance obtained by the Association shall not be affected or diminished by reason of any such additional insurance carried by Unit Owners and provided, further, that the policies of insurance carried by the Association shall be primary, even if a Unit Owner has other insurance that covers the same loss or losses as covered by policies of the Association. In this regard, Declarant discloses that the Association's insurance coverage, as specified hereunder and under the Act, does not obviate the need for Unit Owners to obtain insurance for their own benefit.

(f) All policies of insurance shall provide that the insurance thereunder shall be invalidated or suspended only in respect to the interest of any particular Unit Owner guilty of a breach of warranty, act, omission, negligence or non-compliance of any provision of such policy, including payment of the insurance premium applicable to the Unit Owner's interest, or who permits or fails to prevent the happening of any event, whether occurring before or after a loss, which under the provisions of such policy would otherwise invalidate or suspend the entire policy, but the insurance under any such policy, as to the interests of all other insured Unit Owners not guilty of any such act or omission, shall not be invalidated or suspended and shall remain in full force and effect.

Section 8.2 Hazard Insurance on the Units and Common Elements. The Association shall obtain adequate hazard insurance covering loss, damage or destruction by

fire or other casualty to the Units, to the Common Elements and the other property of the Association. The insurance obtained on the Units is not required to include improvements and betterments installed by Unit Owners. If coverage purchased by the Association includes improvements and betterments installed by Unit Owners, the cost thereof shall be assessed to each Unit in proportion to risk. All policies shall contain a standard non-contributory mortgage clause in favor of each holder of First Lien Security Interests, and their successors and assigns, which shall provide that the loss, if any thereunder, shall be payable to the Association for the use and benefit of such holders of First Lien Security Interests, and their successors and assigns, as their interests may appear of record in the records of the office of the Clerk and Recorder of the City and County of Arapahoe. If obtainable, the Association shall also obtain the following and any additional endorsements deemed advisable by the Executive Board: (a) an Inflation guard endorsement, (b) a Construction Code endorsement, (c) a demolition cost endorsement, (d) a contingent liability from operation of building laws endorsement, (e) an increased cost of construction endorsement, and/or (f) any special PUD endorsements.

Section 8.3 Liability Insurance. The Association shall obtain adequate comprehensive policy of public liability and property damage liability insurance covering all of the Units and the Common Elements, including structural coverage of the Units, in such limits as the Board may from time to time determine, but not in any amount less than Two Million Dollars (\$2,000,000.00) per injury, per person, and per occurrence, and in all cases covering all claims for bodily injury or property damage. Coverage shall include, without limitation, liability for personal injuries, operation of automobiles on behalf of the Association, and activities in connection with the ownership, operation, maintenance and other uses of the Common Interest Community. The foregoing liability insurance shall name the Association as the insured. Additionally, for such times, if any, as the Declarant has the reserved development right to expand the Community by adding additional Units, the Declarant shall purchase, at Declarant's expense, an additional general liability insurance policy for the benefit of the Association, existing Unit Owners and existing holders of First Lien Security Interests.

Section 8.4 Fidelity Insurance. The Association shall obtain adequate fidelity coverage or fidelity bonds to protect against dishonest acts on the parts of its officers, directors, trustees and employees and on the part of all others who handle or are responsible for handling the funds of the Association, including persons who serve the Association with or without compensation. The clause "officers, directors, trustees and employees" shall not include any officer, director, agent or employee of Declarant or any officer, director, agent or employee of any independent, professional manager or managing agent heretofore or hereafter employed by the Association. The fidelity coverage or bonds should be in an amount sufficient to cover the maximum funds that will be in the control of the Association, its officers, directors, trustees and employees.

Section 8.5 Worker's Compensation and Employer's Liability Insurance. The Association shall obtain worker's compensation and employer's liability insurance and all other similar insurance with respect to its employees in the amounts and forms as may now or hereafter be required by law.

Section 8.6 Officers' and Directors' Personal Liability Insurance. The Association shall obtain officers' and directors' personal liability insurance to protect the officers and directors from personal liability in relation to their duties and responsibilities in acting as officers and members of the Executive Board on behalf of the Association. Neither the term "officers" nor the term "directors" shall include any officer, director, agent or employee of Declarant nor any officer, director, employee or agent of any professional manager or managing agent heretofore and hereafter employed by the Association.

Section 8.7 Other Insurance. The Association may obtain insurance against such other risks, of similar or dissimilar nature, including flood insurance, as it shall deem appropriate with respect to the Association responsibilities and duties.

Section 8.8 Insurance Premium. Except as assessed in proportion to risk, if permitted under the terms of this Declaration, insurance premiums for the above provided insurance shall be a Common Expense to be included as a part of the annual assessments levied by the Association.

Section 8.9 Managing Agent Insurance. The manager or managing agent, if any, shall be adequately insured for the benefit of the Association, and shall maintain and submit evidence of such coverage to the Association.

Section 8.10 Waiver of Claims Against Association. As to all policies of insurance maintained by or for the benefit of the Association and Unit Owners, the Association and the Unit Owners hereby waive and release all claims against one another, the Board and Declarant, to the extent of the insurance proceeds available, whether or not the insurance damage or injury is caused by the negligence of or breach of any agreement by and of said persons.

Section 8.11 Annual Insurance Review. The Board shall review the insurance carried by and on behalf of the Association at least annually, for the purpose of determining the amount of insurance required.

Section 8.12 Adjustments by the Association. Any loss covered by an insurance policy described above shall be adjusted by the Association, and the insurance proceeds for that loss shall be payable to the Association, and not to any holder of a First Lien Security Interest. The Association shall hold any insurance proceeds in trust for the Association, Unit Owners and holders of First Lien Security Interests as their interests may appear. The proceeds must be distributed first for the repair or restoration of the damaged property, and the Association, Unit Owners and holders of First Lien Security Interests are not entitled to receive payment of any portion of the proceeds unless there is a surplus of proceeds after the damaged property has been completely repaired or restored.

Section 8.13 Duty to Repair. Any portion of the Common Interest Community for which insurance is required under this Article which is damaged or destroyed must be repaired or replaced promptly by the Association or Unit Owner, at the Unit Owner's option

on whether the repair is done by the Association or the Unit Owner, except as provided in the Act.

Section 8.14 Condemnation and Hazard Insurance Allocations and Distributions. In the event of a distribution of condemnation proceeds or hazard insurance proceeds to the Unit Owners, the distribution shall be as the parties with interests and rights are determined or allocated by record, and pursuant to the Act.

ARTICLE 9

SPECIAL RIGHTS OF HOLDERS OF FIRST LIEN SECURITY INTERESTS

Section 9.1 General Provisions. The provisions of this Article are for the benefit of holders, insurers, or guarantors of holders of First Lien Security Interests recorded within the Common Interest Community. To the extent applicable, necessary or proper, the provisions of this Article apply to both this Declaration and to the Articles and Bylaws of the Association. A holder, insurer or guarantor of a First Lien Security Interest who has delivered a written request to the Association containing its name, address, the legal description and the address of the Unit upon which it holds a Security Interest, shall be considered an "Eligible Holder". Eligible insurers and guarantors of a First Lien Security Interest shall have the same rights as Eligible Holder.

Section 9.2 Special Rights. Eligible Holders shall be entitled to: (a) timely written notice from the Association of any default by a mortgagor of a Unit in the performance of the mortgagor's obligations under this Declaration, the Articles of Incorporation, the Bylaws or the Rules and Regulations, which default is not cured within sixty (60) days after the Association learns of such default; (b) examine the books and records of the Association during normal business hours; (c) receive a copy of financial statements of the Association, including any annual audited financial statement; (d) receive written notice of all meetings of the Executive Board or Members of the Association; (e) designate a representative to attend such meetings; (f) written notice of any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association; (g) written notice of abandonment or termination of the Association of the plan contemplated under this Declaration; (h) thirty (30) days' written notice prior to the effective date of any proposed, material amendment to this Declaration, the Articles of Incorporation, or the Bylaws; (i) thirty (30) days' written notice prior to the effective date of termination of any agreement for professional management of the Association or the Common Elements, when professional management has been required previously under the legal documents for the Common Interest Community or by an Eligible Holder; and (j) immediate written notice as soon as the Association receives notice or otherwise learns of any damage to the Common Elements or to the Unit on which the Eligible Holder holds a Security Interest, if the cost of reconstruction exceeds Twenty Thousand Dollars (\$20,000.00) and as soon as the Association receives notice or otherwise learns of any condemnation or eminent domain proceedings or other proposed acquisition with respect to any portion of the Common Elements or any Units.

Section 9.3 Special Approvals. Unless at least sixty-seven percent (67%) of the Eligible Holders of First Lien Security Interests (based on one vote for each mortgage owned) of Units in the Association and requisite Unit Owners have given their written approval, neither the Association nor any Member shall (a) by act or omission seek to abandon, partition, subdivide, encumber, sell or transfer the Common Elements or any improvements thereon which are owned, directly or indirectly, by the Association (except that the granting of access easements, utility easements, drainage easements and water facilities easements or easements for other public purposes consistent with the intended use of such Real Estate by the Association shall not be deemed within the meaning of this provision); (b) change the method of determining the obligations, Assessments or other charges which may be levied against Members or the method of allocating distributions of hazard insurance policy proceeds or condemnation awards; (c) by act or omission change, waive or abandon any scheme or regulation, or enforcement thereof, pertaining to architectural approval of improvement of Units, including the architectural design of the exterior appearance of Units, or the upkeep of the Common Elements; (d) fail to maintain the casualty, fire and extended coverage insurance as elsewhere provided in this Declaration; (e) use hazard insurance proceeds for losses other than the repair, replacement or reconstruction of the improvements which were damaged or destroyed; (f) take action to terminate the legal status of the Common Interest Community after substantial destruction or condemnation occurs; (g) amend any material provision of this Declaration; and (h) establish self-management by the Association when professional management has previously been required by the legal documents for the Common Interest Community or by an Eligible Holder. An amendment shall not be deemed material if it is for the purpose of correcting technical errors, or for clarification only. If an Eligible Holder of a First Lien Security Interest receives written request for approval of the proposed act, omission, change or amendment by certified or registered mail, with a return receipt requested, and does not deliver or post to the requesting party a negative response within thirty (30) days, it shall be deemed to have approved such request.

Section 9.4 Right to Pay Taxes and Insurance Premiums. Any holder of a First Lien Security Interest shall be entitled to pay any taxes or other charges which are in default and which may or have become a lien against a Unit or any of the Common Elements and may pay any overdue premiums on hazard insurance policies or secure new hazard insurance coverage for the Common Elements or Units, and the holder of a First Lien Security Interest making such payments shall be entitled to immediate reimbursement therefor from the Association.

ARTICLE 10

GENERAL PROVISIONS

Section 10.1 Enforcement. The Association or a Unit Owner or Unit Owners of any of the Units may enforce the restrictions, conditions, covenants and reservations imposed by the provisions of this Declaration by proceedings at law or in equity against any person or

persons, either to recover damages for such violation, including reasonable attorneys' fees incurred in enforcing these covenants, or to restrain such violation or attempted violation. Failure of the Association or of any Unit Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The Executive Board may post on a bulletin board at a conspicuous place on the Common Area notices of any covenant violations by members and copies of any recorded statements. Failure to post shall not affect the validity of any lien or covenant violation.

Section 10.2 Severability. Each of the provisions of this Declaration shall be deemed independent and severable. If any provision of this Declaration or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of this Declaration which can be given effect without the invalid provisions or applications.

Section 10.3 Term of Declaration. The covenants and restrictions of this Declaration shall run with and bind the land in perpetuity.

Section 10.4 Technical, Clerical, Typographical or Clarification Amendment by Declarant. If Declarant shall determine that any amendments to this Declaration on the map or plat shall be necessary in order to make non-material changes, such as for the correction of a technical, clerical or typographical error or clarification of a statement or for any changes to property not yet part of the Community, then, subject to the following sentence of this Section, Declarant shall have the right and power to make and execute any such amendments without obtaining the approval of any Unit Owners. Each such amendment of this Declaration shall be made, if at all, by Declarant prior to the expiration of three (3) years from the date this Declaration is recorded. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to Declarant to make or consent to an amendment under this section on behalf of each Unit Owner and holder of a Security Interest. Each deed, Security Interest, other evidence of obligation or other instrument affecting a Unit and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power of Declarant to make, execute and record an amendment under this Section. Further, until the first Unit has been conveyed by Declarant by deed recorded in the office of the County Clerk and Recorder of the County of Arapahoe, any of the provisions, covenants, conditions, restrictions and equitable servitudes contained in this Declaration or Exhibits of this Declaration, the map or the plat may be amended by Declarant by the recordation of a written instrument, executed by Declarant, setting forth such amendment.

Section 10.5 VA Approval of Amendment of Declaration by Declarant. During the three (3) years after recording of the Declaration in which the Development, Special Reserved, and other Reserved Rights are in effect, all amendments to the governing documents or maps made by Declarant shall be approved by the Veterans' Administration ("VA"); except that, amendments which only annex additional phases to the Community shall not require VA approval.

Section 10.6 Amendment of Declaration by Unit Owners. Except as otherwise provided in this Declaration, and subject to provisions elsewhere contained in this Declaration requiring the consent of Declarant or others, any provision, covenant, condition, restriction or equitable servitude contained in this Declaration may be amended or repealed at any time and from time to time upon approval of at least sixty-seven percent (67%) of the votes in the Association, or such higher percentage as may then be required by FHA at the time the amendment is presented for recording, and with the written consent of the Association. The amendment or repeal shall be effective upon the recordation in the office of the Clerk and Recorder of the County of Arapahoe, of a certificate, setting forth the amendment in full and certifying that the amendment has been approved as set forth above, and containing the written consent and approval of the Association.

Section 10.7 Amendment Required by Mortgage Agencies. Prior to three (3) years after recording of this Declaration, any provision, covenant, condition, restriction or equitable servitude contained in this Declaration which a holder of a First Lien Security Interest, or FHA, VA, FHLMC, GNMA, FNMA or any similar entity authorized to insure, guarantee, make or purchase mortgage loans requires to be amended or repealed may be amended or repealed by Declarant or the Association. Any such amendment or repeal shall be effective upon the recordation in the office of the Clerk and Recorder of the County of Arapahoe, State of Colorado, of a certificate, setting forth the amendment or repeal in full.

Section 10.8 Required Consent of Declarant to Amendment. Notwithstanding any other provision in this Declaration to the contrary, any proposed amendment or repeal of any provision of this Declaration reserving development rights or for the Benefit of the Declarant, or the assignees, shall not be effective unless Declarant, and its assignees, if any, have given written consent to such amendment or repeal, which consent may be evidenced by the execution by Declarant or its assignees of any certificate of amendment or repeal. The foregoing requirement for consent to any amendment or repeal shall terminate three (3) years after the recording of this Declaration, or upon conveyance of one hundred percent (100%) of the Units to Unit Owners, whichever occurs first.

Section 10.9 Interpretation. The provisions of this Declaration shall be liberally construed to effectuate their purposes of creating a uniform plan for the development of the Units and of promoting and effectuating the fundamental concepts as set forth in the recitals of this Declaration. This Declaration shall be construed and governed under the laws of the State of Colorado.

Section 10.10 Singular Includes the Plural. Unless the context otherwise requires, the singular shall include the plural, and the plural shall include the singular, and each gender referral shall be deemed to include the masculine, feminine and neuter.

Section 10.11 Captions. All captions and titles used in this Declaration are intended solely for convenience of reference and shall not enlarge, limit or otherwise affect that which is set forth in any paragraph, section or article hereof.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed by its duly authorized managers this _____ day of November, 1997.

RIVER ROCK DEVELOPMENT, LLC
a Colorado limited liability company

by: Stuart Nacht
Assistant Manager

STATE OF Colorado)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 24th day of November 1997, by Stuart Nacht, as the Assistant Manager of River Rock Development, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 10-24-99

[SEAL]



Jorgina K. Wagner
Notary Public

EXHIBIT A

DESCRIPTION OF THE REAL ESTATE

LEGAL DESCRIPTION

THAT PART OF LOT 1, BLOCK 1, WILLOW PARK APARTMENTS SUBDIVISION SITUATED IN THE NE 1/4 OF SECTION 21, T 4 S, R 67 W OF THE 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO AS RECORDED IN BOOK 82, PAGE 46, RECEPTION NUMBER 2512595 IN THE OFFICE OF THE CLERK AND RECORDER, ARAPAHOE COUNTY, COLORADO; DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1;
THENCE N 89°54'54" W, A DISTANCE OF 233.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 89°54'54" W, A DISTANCE OF 172.73 FEET; THENCE N 45°51'22" W, A DISTANCE OF 241.76 FEET; THENCE N 44°08'38" E, A DISTANCE OF 74.00 FEET; THENCE S 45°51'22" E, A DISTANCE OF 170.49 FEET; THENCE N 44°25'43" E, A DISTANCE OF 91.68 FEET; THENCE S 45°51'22" E, A DISTANCE OF 54.10 FEET; THENCE N 44°08'38" E, A DISTANCE OF 26.59 FEET; THENCE N 90°00'00" E, A DISTANCE OF 90.35 FEET; THENCE N 44°08'47" E, A DISTANCE OF 61.75 FEET; THENCE N 45°51'13" W, A DISTANCE OF 99.00 FEET; THENCE N 43°49'43" E, A DISTANCE OF 118.36 FEET; THENCE S 00°03'56" E, A DISTANCE OF 55.95 FEET; THENCE S 45°51'13" E, A DISTANCE OF 61.64 FEET; THENCE N 43°52'53" E, A DISTANCE OF 72.59 FEET; THENCE S 58°52'21" E, A DISTANCE OF 77.73 FEET; THENCE S 44°13'01" W, A DISTANCE OF 312.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.51 ACRES MORE OR LESS

LEGAL DESCRIPTION

THAT PART OF LOT 1, BLOCK 1, WILLOW PARK APARTMENTS SUBDIVISION SITUATED IN THE NE 1/4 OF SECTION 21, T 4 S, R 67 W OF THE 6 P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO AS RECORDED IN BOOK 82, PAGE 46, RECEPTION NUMBER 2512595 IN THE OFFICE OF THE CLERK AND RECORDER, ARAPAHOE COUNTY, COLORADO; DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1; THENCE N 89°54'54" W, A DISTANCE OF 233.62 FEET; THENCE N 44°13'01" E, A DISTANCE OF 333.42 FEET; THENCE S 00°15'53" E, A DISTANCE OF 239.31 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.6417 ACRES MORE OR LESS

Subject to the terms, conditions, obligations and provisions of the following documents or exceptions to title:

1. Lien for real property taxes for the year 1997 and subsequent years not yet due and payable.
2. The rights of the public to use Florida Avenue across the south 30 feet of said land.
3. Rights-of-way for road purposes as reserved in Deeds recorded August 27, 1946 in Book 556 at pages 25, 26 and 27.

4. Utility easement as granted to Public Service Company of Colorado in instrument recorded January 15, 1973 in Book 2092 at page 700.
5. Utility easement as granted to Public Service Company of Colorado in instrument recorded January 15, 1973 in Book 2092 at Page 706.
6. Any tax, lien, fee, or assessment by reason of inclusion of subject property in the Cherry Creek Valley Water and Sanitation District, as evidenced by instrument recorded January 02, 1987 in Book 5003 at Page 447.
7. Any tax, lien, fee, or assessment by reason of inclusion of subject property in the Local Improvement District, as evidenced by instrument recorded October 25, 1988 in Book 5559 at Page 719.
8. Terms, conditions and provisions of extension of improvements agreement recorded July 01, 1991 in Book 6192 at Page 706.
9. Extension of Improvement Agreement recorded July 12, 1993 in Book 7025 at Page 574.
10. Right-of-way easement as granted to Cherry Creek Valley Water and Sanitation District in instrument recorded April 29, 1985 in Book 4425 at Page 736 and re-recorded April 9, 1997 under Reception No. A7041725 and as amended in instrument recorded April 9, 1997 at Reception No. A7041724.
11. Right-of-way easement as granted to Cherry Creek Valley Water and Sanitation District in instrument recorded April 29, 1985 in Book 4425 at page 741 and re-recorded April 9, 1997 under Reception No. A7041726.
12. Terms, conditions and provisions of detention pond and facilities easement recorded May 12, 1997 under Reception No. A7055480.
13. Terms, conditions and provisions of Agreement recorded May 22, 1997 under Reception No. A7060250.
14. Easement granted to County of Arapahoe, Colorado, in instrument recorded May 12, 1997 at Reception No. A7055480.
15. Terms, conditions and provisions of Easement Agreement recorded June 4, 1997 at Reception No. A7065743.
16. Terms, conditions, and provisions contained in Agreement recorded May 22, 1997 under Reception No. A7060250.
17. The effect of Map of the Condominiums at Willow Park recorded July 10, 1997 under Reception No. A7083300.
18. Utility Easement granted to Public Service Company of Colorado in instrument recorded September 22, 1997 under Reception No. A7119268.

EXHIBIT B

INITIAL UNITS AND ALLOCATION OF INTERESTS

BUILDING NO. 10 CONTAINING 16 UNITS:

UNIT NUMBER	ALLOCATED INTEREST IN COMMON ELEMENTS	ALLOCATED INTEREST COMMON EXPENSES
1001	.0625	.0625
1002	.0625	.0625
1003	.0625	.0625
1004	.0625	.0625
1005	.0625	.0625
1006	.0625	.0625
1007	.0625	.0625
1008	.0625	.0625
1009	.0625	.0625
1010	.0625	.0625
1011	.0625	.0625
1012	.0625	.0625
1013	.0625	.0625
1014	.0625	.0625
1015	.0625	.0625
1016	.0625	.0625
TOTALS 16 UNITS	1.00	1.00

PURSUANT TO THE ATTACHED DECLARATION, EACH UNIT IS ALLOCATED ONE VOTE.

EXHIBIT C

EXPANSION PROPERTY

**ALL OF LOT 1, BLOCK 1, WILLOW PARK APARTMENTS SUBDIVISION
SITUATED IN THE NE 1/4 OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 67
WEST, OF THE 6TH P.M.,
COUNTY OF ARAPAHOE
STATE OF COLORADO
AS RECORDED IN BOOK 82, PAGE 46, RECEPTION NUMBER 2512595 IN THE
OFFICE OF THE CLERK AND RECORDER, ARAPAHOE COUNTY,
COLORADO,**

EXCEPT THE FOLLOWING TWO PARCELS OF REAL PROPERTY:

LEGAL DESCRIPTION

**THAT PART OF LOT 1, BLOCK 1, WILLOW PARK APARTMENTS SUBDIVISION
SITUATED IN THE NE 1/4 OF SECTION 21, T 4 S, R 67 W OF THE 6TH P.M. COUNTY
OF ARAPAHOE, STATE OF COLORADO AS RECORDED IN BOOK 82, PAGE 46,
RECEPTION NUMBER 2512595 IN THE OFFICE OF THE CLERK AND RECORDER,
ARAPAHOE COUNTY, COLORADO; DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1;
THENCE N 89°54'54" W, A DISTANCE OF 233.62 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUING N 89°54'54" W, A DISTANCE OF 172.73 FEET;
THENCE N 45°51'22" W, A DISTANCE OF 241.76 FEET; THENCE N 44°08'38" E, A
DISTANCE OF 74.00 FEET; THENCE S 45°51'22" E, A DISTANCE OF 170.49 FEET;
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DISTANCE OF 54.10 FEET; THENCE N 44°08'38" E, A DISTANCE OF 26.59 FEET;
THENCE N 90°00'00" E, A DISTANCE OF 90.35 FEET; THENCE N 44°08'47" E, A
DISTANCE OF 61.75 FEET; THENCE N 45°51'13" W, A DISTANCE OF 99.00 FEET;
THENCE N 43°49'43" E, A DISTANCE OF 118.36 FEET; THENCE S 00°03'56" E, A
DISTANCE OF 55.95 FEET; THENCE S 45°51'13" E, A DISTANCE OF 61.64 FEET;
THENCE N 43°52'53" E, A DISTANCE OF 72.59 FEET; THENCE S 58°52'21" E, A
DISTANCE OF 77.73 FEET; THENCE S 44°13'01" W, A DISTANCE OF 312.01 FEET TO
THE POINT OF BEGINNING.**

CONTAINS 1.51 ACRES MORE OR LESS

LEGAL DESCRIPTION

THAT PART OF LOT 1, BLOCK 1, WILLOW PARK APARTMENTS SUBDIVISION SITUATED IN THE NE 1/4 OF SECTION 21, T 4 S, R 67 W OF THE 6 P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO AS RECORDED IN BOOK 82, PAGE 46, RECEPTION NUMBER 2512595 IN THE OFFICE OF THE CLERK AND RECORDER, ARAPAHOE COUNTY, COLORADO; DESCRIBED AS FOLLOWS:

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CONTAINS 0.6417 ACRES MORE OR LESS