

When recorded, return to:
Shadowrock at Aspen Development, Inc.
1630 Welton St. #902
Denver, CO 80202-4257



64007501

NOTE TO EAGLE COUNTY CLERK & RECORDER: Please index in the grantee's index under "Shadowrock Townhome Association, Inc." and in the grantor's index under Shadowrock STU at Aspen Inc.

NOTICE OF APPLICABILITY
SHADOWROCK TOWNHOMES
[PHASE 8, BUILDING T, LOT 266]

Cross reference to Townhome Declaration of Covenants, Conditions and Restrictions – Shadowrock Townhomes, recorded at Reception No. 200710597, in the Office of the Clerk and Recorder of Eagle County, Colorado (“Records”); Shadowrock Townhomes Amended and Restated Water Use and Ditch Shares Covenant, recorded at Reception No. 200714979, in the Records; Second Amended and Restated Notice of Applicability Phase I, Buildings G and M, recorded at Reception No. 200804527 in the Records; Notice of Applicability Phase I, Buildings K and L, recorded at Reception No. 200805626 in the Records; Notice of Applicability Phase I, Building J, recorded at Reception No. 200809372 in the Records; Notice of Applicability Phase I, Building F, recorded at Reception No. 200811755 in the Records; Notice of Applicability for Phase I, Building E, recorded at Reception No. 200812622, in the Records; Notice of Applicability Phase I, Building D recorded at Reception No. 200817645 in the Records; Notice of Applicability Phase 2, Building N, recorded at Reception No. 201406327 in the Records; Notice of Applicability, Phase 3, Building I, Unit 121, recorded at Reception No. 201509664 in the Records; Notice of Applicability, Phase 3, Building I, Unit 123, recorded at Reception No. 201510626 in the Records; Notice of Applicability, Phase 3, Building H, Unit 115, recorded at Reception No. 201516652 in the Records; Notice of Applicability, Phase 3, Building I, Unit 125, recorded at Reception No. 201516102 in the Records; Notice of Applicability, Phase 3, Building I, Unit 127, recorded at Reception No. 201516944 in the Records; Notice of Applicability, Phase 3, Building H, Unit 113, recorded at Reception No. 201518461 in the Records; Notice of Applicability, Phase 3, Building P, Unit 222, recorded at Reception No. 201523904; Notice of Applicability, Building O, Unit 219 recorded at Reception No. 201604626; Notice of Applicability, Building H, Unit 117 recorded at Reception No. 201605733; Notice of Applicability, Building P, Unit 224 recorded at Reception No. 201606878; Notice of Applicability, Building P, Unit 226 recorded at Reception No. 201608551; Notice of Applicability, Building H, Unit 111 recorded at Reception No. 201611667; Notice of Applicability, Building O, Unit 215 recorded at Reception No. 201716178; Notice of Applicability, Building O, Unit 217 recorded at Reception No. 201722508; Notice of Applicability, Building B, Unit 112 (Phase 4) recorded at Reception No. 201723870; Notice of

Applicability, Building O, Unit 213 recorded at Reception No. 201723887; Notice of Applicability, Building B, Unit 116 (Phase 4) recorded at Reception No. 201724605; Notice of Applicability, Building B, Unit 118 (Phase 4) recorded at Reception No. 201724250; Notice of Applicability, Building B, Unit 110 (Phase 4) recorded at Reception No. 201800576; Notice of Applicability, Building B, Unit 120 (Phase 4) recorded at Reception No. 201801306; Notice of Applicability, Building B, Unit 114 (Phase 4) recorded at Reception No. 201807276; Notice of Applicability, Building A, Unit 102 (Phase 5) recorded at Reception No. 201914202; Notice of Applicability, Building A, Unit 100 (Phase 5) recorded at Reception No. 201920026; Notice of Applicability, Building A, Unit 104 (Phase 5) recorded at Reception No. 202002251; Notice of Applicability, Building Q, Lots 230, 232, 234, and 236, and Phase 6, Building S TRACT, (to be known as Lots 250, 252, 254, and 256 upon recordation of the Phase 7 Final Plat) recorded at Reception No. 202018601; Notice of Applicability, Building V, Lot 300 (Phase 7) recorded at Reception No. 202024643; Correction to Notice of Applicability (Phase 7) recorded at Reception No. 202106434

**NOTICE OF APPLICABILITY
SHADOWROCK TOWNHOMES
[PHASE 7, BUILDING T, LOT 266]**

This Notice of Applicability of Shadowrock Townhomes (“**Notice of Applicability**”) is made and executed by SHADOWROCK STU AT ASPEN INC., a Colorado corporation (“Declarant”) and is as follows:

1. **Applicability of Townhome Declaration.** This Notice of Applicability is filed with respect to Lot 266 Building T, as shown on the Final Plat of Shadowrock Townhomes, Phase 8, recorded in the Office of the Clerk and Recorder for Eagle County, Colorado on May 23, 2022, at Reception No. 202209204 (collectively the “**Property**”). Declarant is the owner of the Property. Pursuant to that certain Townhome Declaration of Covenants, Conditions and Restrictions – Shadowrock Townhomes recorded at Reception No. 200710597, in the Office of the Clerk and Recorder of Eagle County, Colorado, as amended (the “**Townhome Declaration**”), notice was served that portions of the property described in *Recital A* of the Townhome Declaration, upon the filing of the appropriate Notices of Applicability from time to time, may be made a part of the Development and thereby fully subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Townhome Declaration.

2. **Property Incorporated Into Development.** The provisions of the Townhome Declaration shall apply to the Property. The Property is hereby included within and made a part of the Development, and is hereby subjected to the terms, covenants, conditions, restrictions, obligations, reservations, easements, servitudes, liens and charges of the Townhome Declaration.

3. **Replacement of Schedule 1.** The Allocated Interest allocated to all Lots within the Development, after the addition of the Property, is set forth on Attachment 1 attached hereto. Attachment 1, attached hereto, will supersede and replace Schedule 1 attached to the Townhome Declaration, and shall be considered an amendment to the Townhome Declaration and any previously recorded schedule of Allocated Interests. The votes in the Association are hereby

reallocated to add an additional one vote in the Association as of recordation of this Notice of Applicability in the Office of the Clerk and Recorder for Eagle County, Colorado.

4. **Applicability of Water Use and Ditch Shares Covenant.** This Notice of Applicability is also filed in connection with that certain Shadowrock Townhomes Amended and Restated Water Use and Ditch Shares Covenant, recorded at Reception No. 200714979, in the Office of the Clerk and Recorder of Eagle County, Colorado (the “**Water Use and Ditch Shares Covenant**”). Pursuant to the Water Use and Ditch Shares Covenant, Declarant served notice that upon the filing of the Notice of Applicability, the Property described in the Notice of applicability shall be governed by and fully subjected to the Water Use and Ditch Shares Covenant. The Property is hereby subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges set forth in the Water Use and Ditch Shares Covenant.

6. **Declaration Amendment.** This Notice of Applicability is an amendment to the Townhome Declaration.

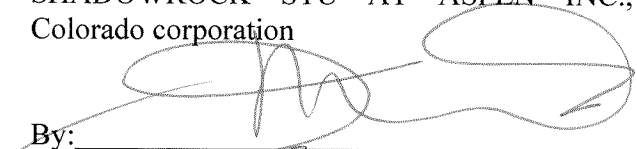
7. **Miscellaneous.** This notice constitutes a Notice of Applicability under *Section 16.02* of the Townhome Declaration. Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Townhome Declaration.

EXECUTED to be effective as of the 3rd day of June, 2022.

[SIGNATURE PAGE FOLLOWS]

DECLARANT:

SHADOWROCK STU AT ASPEN INC., a
Colorado corporation

By: 
Printed Name: JACQUES A. MALHOL III
Title: President

STATE OF COLORADO

COUNTY OF Denver

This instrument was acknowledged before me this 3rd day of June, 2022
by Jacques A. Malhol III, the President of SHADOWROCK STU AT
ASPEN INC., a Colorado corporation.

[seal]

MICHELLE MALIA LIOTTI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20094025361
MY COMMISSION EXPIRES AUG 29, 2025


Notary Public

ATTACHMENT 1

A=+-2,800 SQ FT B=+-1,889 SQ FT C=+-2,999 SQ FT D=+-2,427 SQ FT
E=+-3,178 N=+-3,178

Square footage is approximate and includes air conditioned/heated dwelling space and attached garage(s).

[see following page]

Shadowrock Unit Breakdown

Shadowrock Townhomes
 Schedule of Allocated Interests
 6.15.22

Lot	Unit Type	Home Square Feet	Garage Square Feet	Total Square Feet	% of Total
113	A	2296	514	2,800	1.4397%
114	A	2296	514	2,800	1.4397%
115	B	1669	220	1,889	0.9713%
117	A	2296	514	2,800	1.4397%
121	B	1669	220	1,889	0.9713%
123	A	2296	514	2,800	1.4397%
125	B	1669	220	1,889	0.9713%
127	A	2296	514	2,800	1.4397%
130	C	2600	399	2,999	1.5420%
131	A	2296	514	2,800	1.4397%
132	D	2207	220	2,427	1.2479%
133	B	1669	220	1,889	0.9713%
134	C	2600	399	2,999	1.5420%
135	B	1669	220	1,889	0.9713%
136	D	2207	220	2,427	1.2479%
137	A	2296	514	2,800	1.4397%
140	C	2600	399	2,999	1.5420%
141	A	2296	514	2,800	1.4397%
142	D	2207	220	2,427	1.2479%
143	B	1669	220	1,889	0.9713%
144	C	2600	399	2,999	1.5420%
145	A	2296	514	2,800	1.4397%
150	C	2600	399	2,999	1.5420%
151	A	2296	514	2,800	1.4397%
152	D	2207	220	2,427	1.2479%
153	B	1669	220	1,889	0.9713%
154	C	2600	399	2,999	1.5420%
155	A	2296	514	2,800	1.4397%
156	D	2207	220	2,427	1.2479%
158	C	2600	399	2,999	1.5420%
160	C	2600	399	2,999	1.5420%
161	A	2296	514	2,800	1.4397%
162	D	2207	220	2,427	1.2479%
163	A	2296	514	2,800	1.4397%
164	C	2600	399	2,999	1.5420%
165	B	1669	220	1,889	0.9713%
166	C	2600	399	2,999	1.5420%
167	A	2296	514	2,800	1.4397%
201	N	2712	236	2,448	1.2587%
203	N	2883	399	3,282	1.6875%
205	N	2212	236	2,448	1.2587%
207	N	2883	399	3,282	1.6875%
209	N	2212	236	2,448	1.2587%
211	D	2207	220	2,427	1.2479%
213	C	2600	399	2,999	1.5420%
215	D	2207	220	2,427	1.2479%
217	C	2600	399	2,999	1.5420%
218	C	2600	399	2,999	1.5420%
220	C	2600	399	2,999	1.5420%
222	C	2600	399	2,999	1.5420%
224	D	2207	220	2,427	1.2479%
226	C	2600	399	2,999	1.5420%
100	A	1794	393	2,187	1.1245%
102	A	1794	393	2,187	1.1245%
104	A	1794	393	2,187	1.1245%
110	B	2230	391	2,621	1.3476%
112	B	2230	391	2,621	1.3476%
114	B	2230	391	2,621	1.3476%
116	B	2230	391	2,621	1.3476%
118	B	2230	391	2,621	1.3476%
120	B	2230	391	2,621	1.3476%
230	Q	2944	393	3,337	1.7168%
232	Q	2846	390	3,236	1.6638%
234	Q	2838	390	3,228	1.6597%
236	Q	2943	393	3,336	1.7163%
250	S	2399	393	2,792	1.4366%
252	S	2399	393	2,792	1.4366%
254	S	2399	393	2,792	1.4366%
256	S	2399	393	2,792	1.4366%
258	T	2399	393	2,792	1.4366%
300	V	3024	505	3,529	1.8145%
350	V	3024	505	3,529	1.8145%
72		187,587	26,892	194,489	100.00%