

AMENDMENT TO THE DECLARATION

FOR

LEISURE VILLAGE CONDOMINIUMS

OASIS DEVELOPMENT LLC, a Colorado Limited Liability Company, KAREN HILYARD, CHRISTINE M. THOMPSON, and NOREEN S. STROMBERG as owners and FIRST NATIONAL BANK, FIRST MORTGAGE OF FORT COLLINS, INC., and FIRST FEDERAL SAVINGS BANK OF COLORADO as lienholders of the portions of Lots 1, 2, and 3 of the plat of Fahrenbruch Leisure Village, Fourth Filing, City of Fort Collins, County of Larimer, State of Colorado, described herein, hereby amend the Condominium Declaration for Leisure Village Condominiums which was recorded by the Larimer County Recorder on October 17, 1994 at reception number 94084661 (hereinafter the Declaration) as follows:

1. The Declaration is hereby adopted and incorporated in its entirety in this Amendment by this reference.
2. The By-Laws of Leisure Village Condominium Association, Inc. were recorded by the Larimer County Recorder on October 17, 1994 at reception number 94084662 (hereinafter the By-Laws). The By-Laws are hereby adopted and incorporated in their entirety in this Amendment by this reference.
3. The plats and maps required by §38-33.3-209 of the Colorado Revised Statutes have been recorded by the Larimer County Recorder on November 29, 1994 at reception number 94094553 and on March 7, 1995 at reception number 95012961. Additional plats and maps will be recorded as work is completed. The plats and maps already recorded along with those to be recorded are hereby adopted and incorporated in their entirety in this Amendment by this reference.
4. The future development rights reserved by that Declaration have been exercised.
5. The undersigned are the owners of the units hereby created.
6. The following identifying numbers have been and are hereby assigned to each of the new units created: In building 2 - 2803 A, 2803 B, 2803 C and 2803 D Leisure Drive, Fort Collins, CO 80525. In building 3 - 2805 A, 2805 B, 2805 C, and 2805 D Leisure Drive, Fort Collins, CO 80525.
7. The undivided interest in the common elements and in the common expenses along with votes in the association for each new unit created pursuant to paragraph six (6) above are hereby allocated as set forth in the Declaration and in the By-Laws.
8. The following general common elements are hereby created: The statement of general common elements in the Declaration, and the general common elements designated on the maps and plats which

OASIS DEVELOPMENT LLC
PO Box 978
F. COLLINS, CO 80525-978

include attic spaces, access and parking areas, sidewalks, and landscaped areas are hereby created for each of the units noted in paragraph six (6) above.

9. The limited common elements created hereby for each new unit created pursuant to paragraph six (6) are as follows: The statement of limited common elements in the Declaration along with the limited common elements designated on the maps and plats which have been recorded and which will be recorded which include window well, front and rear stoop or deck, and interior space (basement, level 1 and level 2).

IN WITNESS WHEREOF, the undersigned have duly executed this Declaration this 10 day of April, 1995.

OASIS DEVELOPMENT LLC
BY Stephen Slezak
STEPHEN SLEZAK, Manager

STATE OF COLORADO)
):SS
COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 10th day of April, 1995 by STEPHEN SLEZAK, the manager of Oasis Development Limited Liability Company.

Witness my hand and official seal.

My commission expires:

MY COMMISSION EXPIRES
11/14/95

Blonde Vaught
Notary Public



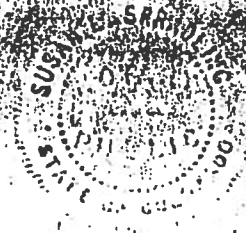
FIRST NATIONAL BANK
BY James H. Trupp
JAMES H. TRUPP, Vice President

STATE OF COLORADO)
):SS
COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 12th day of April, 1995 by JAMES H. TRUPP, the Vice President of First National Bank.

3

Witness my hand and official seal.
My commission expires. 5-4-95



Susan J. Spally
Notary Public

FIRST MORTGAGE OF FORT COLLINS, INC.

BY Gregory L. Braun
GREG BRAUN President

STATE OF COLORADO)
) :ss
COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 29 day of March, 1995 by GREG BRAUN, President of First Mortgage of Fort Collins, Inc.

Witness my hand and official seal.
My commission expires:

My Commission Expires July 13, 1996



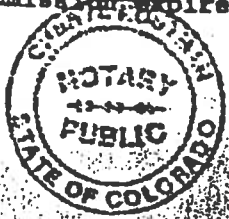
Barbara J. Ferguson
Notary Public

BY Karen Hilyard
KAREN HILYARD

STATE OF COLORADO)
) :ss
COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 12 day of April, 1995 by KAREN HILYARD.

Witness my hand and official seal. My Commission Expires 08/23/1998
My commission expires:



Cheryl K. Kostner
Notary Public
100 E. Duane
Ft. Collins, CO

80

FIRST FEDERAL SAVINGS BANK OF COLORADO

BY *George E. Hamblin, Jr.*
GEORGE E. HAMBLIN, JR., Vice President

STATE OF COLORADO)
):ss
COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 11th day of April, 1995 by GEORGE E. HAMBLIN, JR., Vice President of First Federal Savings Bank of Colorado.

Witness my hand and official seal.
My commission expires: 4/30/95

Lois Williams
Notary Public

Notary Public

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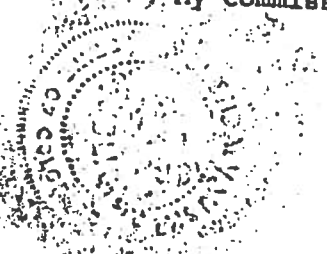
BY *Christine M. Thompson*
CHRISTINE M. THOMPSON

STATE OF COLORADO)
) :ss
COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 10th day of April, 1995 by CHRISTINE M. THOMPSON.

Witness my hand and official seal.
My commission expires: MY COMMISSION EXPIRES
11/14/95

Blenda Vaughn
Notary Public



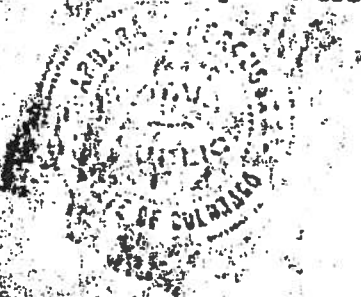
BY *Noreen S. Stromberg*
NOREEN S. STROMBERG

STATE OF COLORADO)
) :ss
COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 10 day of April, 1995 by NOREEN S. STROMBERG.

Witness my hand and official seal.
My commission expires: My Commission Expires July 13, 1996

Barbara J. Ferguson



SECOND
AMENDMENT TO THE DECLARATION

FOR

LEISURE VILLAGE CONDOMINIUMS

OASIS DEVELOPMENT LLC, a Colorado Limited Liability Company, KAREN HILYARD, CHRISTINE M. THOMPSON, NOREEN S. STROMBERG, TODD S. EOFF, 4900, INC., a Colorado Corporation, GARY E. KUNTZ, KRISTIN M. KUNTZ, DONNA R. KUNTZ, CAROL ANN B. WILSON, DAVID M. THEOBALD, and PAMELA S. BARKER as owners and FIRST NATIONAL BANK, HOME AMERICA MORTGAGE CORPORATION, FIRST FEDERAL SAVINGS BANK OF COLORADO, and NORWEST MORTGAGE, INC. as lienholders of the portions of Lots 1, 2, and 3 of the plat of Fahrenbruch Leisure Village, Fourth Filing, City of Fort Collins, County of Larimer, State of Colorado, described herein, hereby amend the Condominium Declaration for Leisure Village Condominiums which was recorded by the Larimer County Recorder on October 17, 1994 at reception number 94084661 (hereinafter the Declaration) which was amended by the Amendment to the Declaration for Leisure Village Condominiums that was recorded by the Larimer County Recorder on April 13, 1995 at reception number 95020720 as follows:

1. The Association shall give the holder, insurer or guarantor of the mortgage on any unit in Leisure Village Condominiums the right to timely written notice of any 60-day delinquency in the payment of assessments or charges owed by the owner of any unit on which it holds the mortgage.

IN WITNESS WHEREOF, the undersigned have duly executed this Declaration this 31 day of MAY, 1995.

OASIS DEVELOPMENT LLC
BY Stephen Slezak
STEPHEN SLEZAK, Manager

STATE OF COLORADO)
) ss
COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 31st day of MAY, 1995 by STEPHEN SLEZAK, the manager of Oasis Development Limited Liability Company.
Witness my hand and official seal.
My commission expires: 5-4-96



Shawn J. Spodis
Notary Public

STEPHEN SLEZAK 2805 LEISURE VILLAGE DRIVE, FORT COLLINS, CO

FIRST NATIONAL BANK

BY James H. Trupp
JAMES H. TRUPP, Vice President

STATE OF COLORADO)
 :SS
COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 31st day of May, 1995 by JAMES H. TRUPP, the Vice President of First National Bank.

Witness my hand and official seal.
My commission expires: 5-4-96



Susan L. Spalding
Notary Public

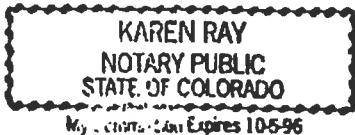
HOME AMERICA MORTGAGE CORPORATION

BY Lisa Morgan
LISA MORGAN, Vice President
of Loan Servicing

STATE OF COLORADO)
 :SS
COUNTY OF Denver)

SUBSCRIBED AND SWORN to before me this 31st day of May, 1995 by LISA MORGAN, President of Home America Mortgage Corporation.

Witness my hand and official seal.
My commission expires: 10-5-96



Karen Ray
Notary Public

BY Karen Hilyard
KAREN HILYARD

STATE OF COLORADO)
 :SS
COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 31st day of May, 1995 by KAREN HILYARD.

Witness my hand and official seal.

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My commission expires:

DONNA W. AUKAND
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES 10/21/99

Donna W. Aukand
Notary Public

BY Christine M. Thompson
CHRISTINE M. THOMPSON

STATE OF COLORADO)
):ss
COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 31 day of May, 1995 by CHRISTINE M. THOMPSON.
Witness my hand and official seal.
My commission expires:



MY COMMISSION EXPIRES 11/14/95

Blonda Vaughn
Notary Public

BY Noreen S. Stromberg
NOREEN S. STROMBERG

STATE OF COLORADO)
):ss
COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 30th day of May, 1995 by NOREEN S. STROMBERG.
Witness my hand and official seal.
My commission expires: 10/21/99

DONNA W. AUKAND
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES 10/21/99

Donna W. Aukand
Notary Public

BY Todd S. Koff
TODD S. KOFF

STATE OF COLORADO)
):ss
COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 1st day of June, 1995 by TODD S. KOFF.
Witness my hand and official seal.
My commission expires:

DONNA W. ALVAREZ
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES 10/21/98

Donna W. Alvarez
Notary Public

BY Kristin M. Kuntz
KRISTIN M. KUNTZ

STATE OF COLORADO)
:ss

COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 20th day of May, 1995 by KRISTIN M. KUNTZ.
Witness my hand and official seal.
My commission expires:

DONNA W. ALVAREZ
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES 10/21/98

Donna W. Alvarez
Notary Public

BY Carol Ann B. Wilson
CAROL ANN B. WILSON

STATE OF COLORADO)
:ss

COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 1st day of June, 1995 by CAROL ANN B. WILSON.
Witness my hand and official seal.
My commission expires:

DONNA W. ALVAREZ
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES 10/21/98

Donna W. Alvarez
Notary Public

BY David M. Theobald
DAVID M. THEOBALD

STATE OF COLORADO)
:ss

COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 30th day of May, 1995 by DAVID M. THEOBALD.
Witness my hand and official seal.
My commission expires: 10/21/98

DONNA W. ALVAREZ
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES 10/21/98

Donna W. Alvarez
Notary Public

6
BY Pamela S. Barker
PAMELA S. BARKER

STATE OF COLORADO)
) :ss
COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 30th day of May, 1995 by PAMELA S. BARKER.
Witness my hand and official seal.
My commission expires:

DONNA W. ALKAND
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES 10/21/98

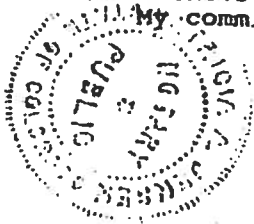
Donna W. Alkand
Notary Public

NORWEST MORTGAGE, INC.

BY John McShane
JOHN McSHANE, Assistant Vice President

STATE OF COLORADO)
) :ss
COUNTY OF LARIMER)

SUBSCRIBED AND SWORN to before me this 14th day of June, 1995 by JOHN McSHANE, the Assistant Vice President of Norwest Mortgage, Inc.
Witness my hand and official seal.
My commission expires: 1-5-98



Patricia A. Jensen
Notary Public

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FIRST FEDERAL SAVINGS BANK OF COLORADO

BY *George E. Hamblin, Jr.*
GEORGE E. HAMBLIN, JR., Vice President

STATE OF COLORADO)
) :ss
COUNTY OF JEFFERSON)

SUBSCRIBED AND SWORN to before me this 8th day of July, 1995 by GEORGE E. HAMBLIN, JR., Vice President of First Federal Savings Bank of Colorado.

Witness my hand and official seal.
My commission expires: 4/30/99



Louis Williams
Notary Public

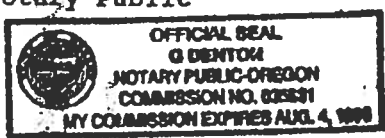
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BY Gary E. Kuntz
GARY E. KUNTZ

STATE OF OREGON)
) :ss
COUNTY OF Washington)

SUBSCRIBED AND SWORN to before me this 6th day of
June, 1995 by GARY E. KUNTZ.
Witness my hand and official seal.
My commission expires:

Denton
Notary Public



BY Donna R. Kuntz
DONNA R. KUNTZ

STATE OF OREGON)
) :ss
COUNTY OF Washington)

SUBSCRIBED AND SWORN to before me this 6th day of
June, 1995 by DONNA R. KUNTZ.
Witness my hand and official seal.
My commission expires:

Denton
Notary Public



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4900, INC., a Colorado Corporation

BY Suzanne Woodard
SUZANNE WOODARD, Vice President

STATE OF COLORADO)
) :ss
COUNTY OF Denver)

SUBSCRIBED AND SWORN to before me this 31st day of
MAY, 1995 by SUZANNE WOODARD, Vice President of 4900,
INC.

Witness my hand and official seal.
My commission expires: 10-5-96

KAREN RAY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10-5-96

Karen Ray
Notary Public