

RECEIVED OCT 21 1985

RECORDED IN
COUNTY OF JEFFERSON
STATE OF COLORADO
RECEPTION NO. 85098192
10/11/85 09:00 15.00

RECORDED IN
COUNTY OF JEFFERSON
STATE OF COLORADO
RECEPTION NO. 85104000
10/29/85 09:32 18.00

18.00
15.00

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SECOND AMENDMENT TO DECLARATION
FOR
PARK MEADOWS VILLAGE, A CONDOMINIUM

THIS SECOND AMENDMENT is made this 9 day of October, 1985,
by SIMMS/UNION LTD., a Colorado Limited Partnership, hereinafter
referred to as "Declarant."

RECITALS

WHEREAS, the Declarant executed a condominium declaration
for PARK MEADOWS VILLAGE, A CONDOMINIUM, which Declaration was
duly recorded with the Clerk and Recorder of Jefferson County,
Colorado on December 11, 1984, at Reception No. 84114609; and

WHEREAS, Article XX of said declaration provides Declarant
with the opportunity to expand said condominium project to
include more land, additional buildings and additional common
elements to said project.

NOW, THEREFORE, pursuant to the provisions of Article XX of
said condominium declarations, the Declarant does hereby do the
following:

1. Expand said condominium project by the addition of
the real property described on Exhibit A to this Second Amendment
to the Declaration.



WF 28234

2. The land included in this expansion shall contain two condominium buildings known as Building 4 and Building 5 and the units and addresses for said units are listed on Exhibit B to this Amendment.

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3. Because of this Amendment and the addition of seven condominium units, all of the existing condominium units, as well as the additional seven units, now have an undivided 1/21 interest in and to all of the common elements contained in said condominium project as expanded.

IN WITNESS WHEREOF, the Declarant has its affixed hand and seal to this Amendment with an effective date as first shown above in this document.

SIMMS/UNION, LTD.,
a Colorado Limited Partnership,
By: RBI, Inc., a Colorado
corporation, as a General Partner,

SEAL

By [Signature]
Richard S. Roth, President

By: Unique Venture Corporation,
a Colorado Corporation,
as a General Partner,

SEAL

By [Signature]
Helmut Aberkalns, President

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

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The foregoing instrument was acknowledged before me this 9 day of October, 1985 by: Richard S. Roth as President of RBI, INC., a Colorado Corporation, General Partner and Helmut Aberkals as President of UNIQUE VENTURE CORPORATION, a Colorado Corporation, General Partner in SIMMS/UNION LTD., a Colorado Limited Partnership.

Witness my hand and official seal.

My commission expires: 12-6-85.



Vanessa R. Rogers
Notary Public

EXHIBIT A
(Legal Description)5
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That part of PARK MEADOWS FILING NO. 1, AMENDED, recorded at Reception No. 84096554, and in Book 80 at Page 53, Jefferson County records, situated in the Northeast one-quarter of the Southeast one-quarter of Section 5, Township 3 South, Range 69 West of the Sixth Principal Meridian, City of Arvada, County of Jefferson, State of Colorado, further described as follows:

Commencing at the Northwest corner of Lot 1, Block 1, of said recorded subdivision, also being the Northeast corner of PARK MEADOWS CONDOMINIUMS, PHASE I AMENDED, recorded at Reception No. 85045136, and in Book 47 at Page 5, Jefferson County records; thence along the boundary of said condominium map the following five (5) courses:

1. S 89°35'43" W, 312.46 feet;
2. S 00°24'12" E, 166.42 feet to the POINT OF BEGINNING;
3. Continuing along last said course, S 00°24'12" E, 26.04 feet;
4. N 89°35'48" E, 105.00 feet;
5. S 00°24'12" E, 137.43 feet, to the South line of said PARK MEADOWS FILING NO. 1, AMENDED;

thence S 89°35'48" W, 218.25 feet, along said South line; thence departing said South line, N 00°24'12" W, 150.22 feet, to an angle point on the centerline of the 25.00 foot fire lane and utility easement, as shown on the last said recorded plat; thence along said centerline the following three (3) courses:

1. N 44°35'48" E, 35.00 feet;
2. N 89°35'48" E, 77.00 feet;
3. S 45°24'12" E, 16.27 feet to the POINT OF BEGINNING.

The above described parcel contains 33,873 square feet or 0.778 acre, more or less.

EXHIBIT B

The real property described in Exhibit A of this Amendment shall contain the following:

<u>Building No.</u>	<u>Condominium Unit Designation</u>	<u>Ownership Interest in General Common Elements Appurtenant to the Condominium Unit</u>
4. 11740 W. 66th Place	A	1/21st
	B	1/21st
	C	1/21st
5. 11760 W. 66th Place	A	1/21st
	B	1/21st
	C	1/21st
	D	1/21st

As additional land is annexed under Article XX, the ownership interests in the common elements shall decrease accordingly; and if the Condominium Project is fully expanded, the ownership interests shall be 1/65th each.