

THIRD AMENDMENT TO DECLARATION
FOR
PARK MEADOWS VILLAGE, A CONDOMINIUM

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THIS THIRD AMENDMENT is made this 7 day of March, 1987, 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 Third Amendment to the Declaration.



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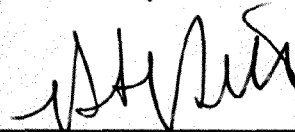
2. The land included in this expansion shall contain two condominium buildings known as Building 6 and Building 7 and the units and addresses for said units are listed on Exhibit B to this Amendment.

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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 1/28 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,

By 
Richard S. Roth, President

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

1 The foregoing instrument was acknowledged before me this day of March, 1987, by Richard S. Roth as President of RBI, INC., a Colorado Corporation, General Partner in SIMMS/UNION LTD., a Colorado Limited Partnership.

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Witness my hand and official seal.

My Commission Expires:
November 13, 1988
2625 Se. Colorado Blvd.
Denver, CO 80222

My commission expires: _____.

Margaret Ptolemy
Notary Public

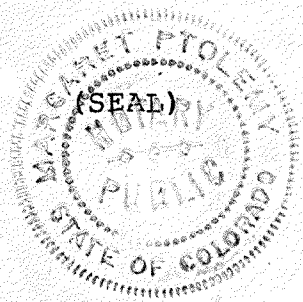


EXHIBIT A
(Legal Description)

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 S 89°35'43" W, 312.46 feet, along the North line of said recorded condominium map to the northwest corner thereof, being the POINT OF BEGINNING; thence S 00°24'12" E, along the west line of said condominium map, 166.42 feet to the centerline of the 25.00 foot fire lane and utility easement as shown on the above said plat; thence along said centerline the following four (4) courses:

1. N 45°24'12" W, 16.27 FEET;
2. S 89°35'48" W, 77.00 FEET;
3. S 44°35'48" W, 35.00 FEET;
4. S 89°35'48" W, 87.00 FEET;

Thence departing said centerline, N 00°24'12" W, 179.67 feet to the north line of said Park Meadows Filing No. 1, Amended; thence N 89°35'43" E, 200.25 feet to the POINT OF BEGINNING.

The above-described parcel contains 33,548 square feet or 0.770 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. 11765 W. 66th Place (Building No. 6)	A	1/28
	B	1/28
	C	1/28
5. 11785 W. 66th Place (Building No. 7)	A	1/28
	B	1/28
	C	1/28
	D	1/28

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.