

24.00

FIRST AMENDMENT TO DECLARATION
FOR
PARK MEADOWS VILLAGE, A CONDOMINIUM

THIS FIRST AMENDMENT, made this 25th day of March, 1985, 1-8
by SIMMS/UNION LTD., a Colorado Limited Partnership hereinafter
referred to as "Declarant", M. JAMES HERBIC, ROBERT M. YURGLICH,
ALAN M. ANGELICH, RICHARD S. ROTH, and WILLIAM C. ROTH, as
Owners and CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION OF
DENVER, JOHANN KULA and KATHARINA KULA, OMNIBANK UNIVERSITY
HILLS, N.A. and FIRST SERVICE MORTGAGE CORPORATION as Mortgagees.

WITNESSETH:

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, the aforementioned Declarant, Owners and Mortgagees
desire to make certain amendments and supplements to the
Declaration, and

WHEREAS, Section 18.1.1 of Article XVIII of the Declaration
relating to amendments provides as follows:

18.1.1 If Declarant has not conveyed all Condominium
Units to the first private Condominium Unit Owners or
leased or rented to the first lessees or renters, then
any amendment to or termination of this Declaration will
require the prior written approval of the Declarant,
all other Owners and 51% of the First Mortgagees.

, and

WHEREAS, Declarant as of this date has not conveyed all
condominium units to the first private condominium unit owners
or leased or rented to the first lessees or renters, and

WHEREAS, the parties referred to above constitute the
Declarant, all other Owners and 51% of the First Mortgagees.

NOW THEREFORE, the undersigned by fixing their signatures to this First Amendment do hereby amend and supplement the Declaration of PARK MEADOWS VILLAGE, A CONDOMINIUM, in the following respects: 2

1. Section 1.6 of Article I shall be amended in its entirety to read as follows:

1.6. Individual Air Space Unit. "Individual Air Space Unit" shall mean, and refer to the air space contained within the enclosed rooms occupying part of a floor or floors in a Condominium Building and bounded by the interior surfaces of the perimeter walls, lowermost floors, the uppermost ceilings, windows and window frames, door and door frames of a Condominium Building, which unit is to be used for residential purposes and have access to a public street, and shall be separately identified on the Condominium Map.

2. Section 1.9 of Article I shall be supplemented by the addition of the following two subsections; to wit:

1.9.6 No general common elements may be conveyed to any person or entity other than condominium unit owners.

1.9.7 No general common elements may be allocated subsequently as limited common areas.

3. Section 2.1 of Article II shall be amended in its entirety to read as follows:

2.1. Division Into Condominium Units. The Project is hereby divided into 14 equal and separate Condominium Units as identified in Exhibit B attached hereto.

4. Exhibit B attached hereto as amended is hereby deemed attached to the Declaration to the same extent and effect as it would have been had it been originally so affixed and recorded in its present form.

5. Section 12.11 of Article XII is supplemented by addition of the following sentence to the end thereof, to wit:

Twenty-five foot fire lane access and utility easement and twenty-five foot fire lane and utility easement are shown on the Condominium Map recorded in Condominium Book 42 Page 35 at Reception No. 84114610 on December 11, 1984.

6. The Section 18.1.1 of Article XVIII is hereby amended in its entirety to read as follows:

If Declarant has not conveyed all Condominium Units to first private Condominium Unit Owners or leased or rented to the first lessees or renters, then any amendment to or termination of this Declaration will require the prior written approval of 67% of the Condominium Unit Owners and 51% of the First Mortgagees. Supplements expanding this Condominium Project under Article XX may be accomplished by Declarant on its signature alone and such supplements shall not be deemed amendments hereunder.

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7. Since Capitol Federal Savings and Loan Association of Denver and Johann Kula and Katharina Kula had trust deeds of record on the Property prior to the recording of the Declaration, they hereby ratify and confirm the Declaration in all respects as recorded on December 11, 1984 at Reception No. 84114609 except as amended and supplemented hereby.

IN WITNESS WHEREOF, the parties hereto set their hands and seals the day and year first above written.

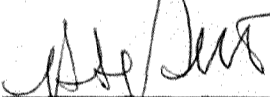
OWNERS

UNITS

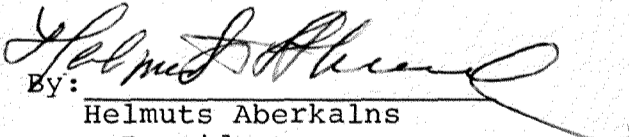
SIMMS/UNION, LTD.
A Colorado Limited Partnership

All units except Condominium Units A and B, Building 1, PARK MEADOWS, A CONDOMINIUM

By: RBI, Inc., A Colorado Corporation
A General Partner

By: 
Richard S. Roth
President

By: Unique Venture Corporation
A Colorado Corporation
A General Partner

By: 
Helmut Aberkalns
President

James Herbie
M. JAMES HERBIC

Condominium Unit B, Building 1,
PARK MEADOWS, A CONDOMINIUM

Robert M Yurglich
ROBERT M. YURGLICH

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Alan M Angelich
ALAN M. ANGELICH
by James Herbie, Power of Attorney

Richard S. Roth
RICHARD S. ROTH

Condominium Unit A, Building 1,
PARK MEADOWS, A CONDOMINIUM

William C. Roth
WILLIAM C. ROTH



CAPITOL FEDERAL SAVINGS AND LOAN
ASSOCIATION OF DENVER

By: *Don J. Marley* Sr. V.P.
title

Attest: *Juanne L. Carson*
Secretary

Johann Kula
JOHANN KULA

Katharina Kula
KATHARINA KULA



OMNIBANK UNIVERSITY HILLS, N.A.

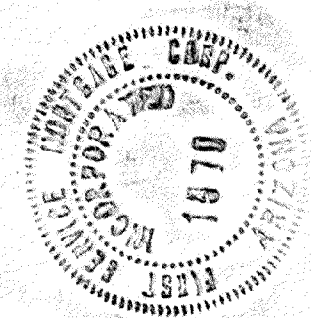
By: *George R. Fitz* VP
title

Attest: *Kathy M. [unclear]*
Secretary

FIRST SERVICE MORTGAGE CORPORATION

By: [Signature] Pres. title 5

Attest: [Signature]
Secretary



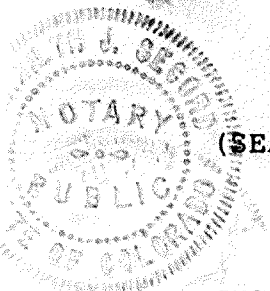
STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 25th day of March, 1985 by: Richard S. Roth as President of RBI, INC., A Colorado Corporation, General Partner and Helmut Aberkains 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: 9-28-88

[Signature]
NOTARY PUBLIC



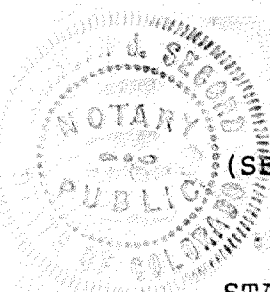
STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 25th day of March, 1985, by M. JAMES HERBIC.

Witness my hand and official seal.

My commission expires: 9-28-88

[Signature]
NOTARY PUBLIC



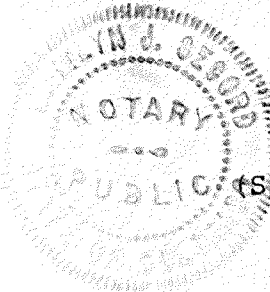
STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 25th day of March, 1985, by ROBERT M. YURGLICH.

Witness my hand and official seal.

My commission expires: 9-28-88

[Signature]
NOTARY PUBLIC



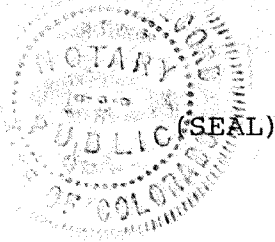
STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 25th day of March, 1985, by ALAN M. ANGELICH. 6

Witness my hand and official seal.

My commission expires: 9-28-88

Marilyn J. Secord
NOTARY PUBLIC



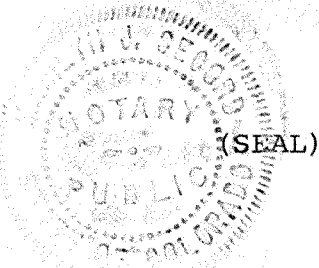
STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 25th day of March, 1985, by RICHARD S. ROTH and WILLIAM C. ROTH.

Witness my hand and official seal.

My commission expires: 9-28-88

Marilyn J. Secord
NOTARY PUBLIC



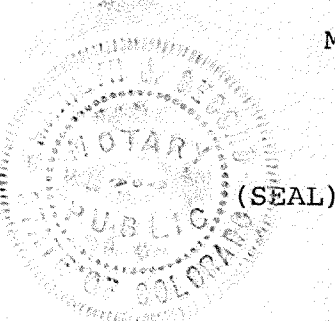
STATE OF COLORADO)
) ss.
COUNTY OF)

Acknowledged before me this 25th day of March, 1985, by David Marberry as SrV President and Joann L. Carson as Secretary of CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION OF DENVER.

Witness my hand and official seal.

My commission expires: 9-28-88

Marilyn J. Secord
NOTARY PUBLIC



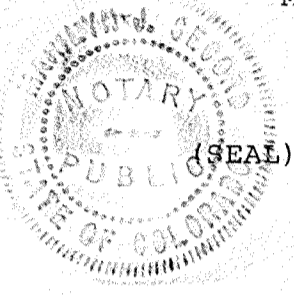
STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 25th day of March, 1985, by JOHANN KULA and KATHARINA KULA. 7

Witness my hand and official seal.

My commission expires: 9-28-88

Marilyn J. Seard
NOTARY PUBLIC



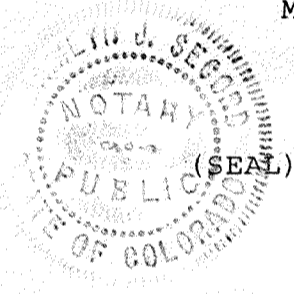
STATE OF COLORADO)
) ss.
COUNTY OF)

Acknowledged before me this 25th day of March, 1985, by George R. Hagen as Vice President and Robert W. Graf as Secretary of OMNIBANK UNIVERSITY HILLS, N.A.

Witness my hand and official seal.

My commission expires: 9-28-88

Marilyn J. Seard
NOTARY PUBLIC



STATE OF COLORADO)
) ss.
COUNTY OF)

Acknowledged before me this 25th day of March, 1985, by Delbert R. Ellis as President and William Penn as Secretary of FIRST SERVICE MORTGAGE CORPORATION.

Witness my hand and official seal.

My commission expires: 9-28-88

Marilyn J. Seard
NOTARY PUBLIC

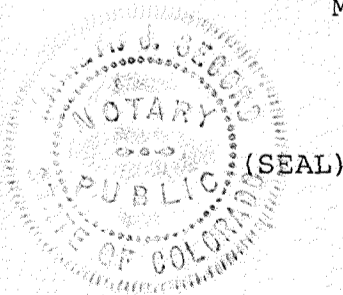


EXHIBIT "B"

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

<u>Building No.</u>	<u>Condominium Unit Designation</u>	<u>Ownership Interest in General Common Elements Appurtenant to the Condo- minium Unit</u>
1 11745 W. 66th Place	A	1/14th
	B	1/14th
	C	1/14th
	D	1/14th
2 11680 W. 66th Place	A	1/14th
	B	1/14th
	C	1.14th
	D	1/14th
3 11720 W. 66th Place	A	1/14th
	B	1/14th
	C	1/14th
17 11685 W. 66th Place	A	1/14th
	B	1/14th
	C	1/14th

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.