

SECOND
SUPPLEMENTAL CONDOMINIUM DECLARATION
FOR
THE LAFAYETTE GREENS TOWNHOMES, A CONDOMINIUM
(THIRD PHASE)

THIS FIRST SUPPLEMENTAL CONDOMINIUM DECLARATION FOR THE LAFAYETTE GREENS TOWNHOMES, A CONDOMINIUM, is made on the date hereinafter set forth by WARRIOR WAY, LLC, a Colorado Limited Liability Company (the "Declarant").

WITNESSETH:

WHEREAS, the Declarant has recorded with the Clerk and Recorder of Boulder County, Colorado, THE CONDOMINIUM DECLARATION OF THE LAFAYETTE GREENS TOWNHOMES, a CONDOMINIUM, as amended and supplemented, on Film 2022 as Reception No. 01481437 (the "Declaration"), submitting certain land described therein together with all improvements, appurtenances and facilities thereon to condominium ownership (the "Project"); and

WHEREAS, the Declarant has reserved the right to expand, in accordance with ARTICLE TWELVE of the Declaration, such expansion to be accomplished by the filing for record by Declarant in the Office of the Clerk and Recorder for Boulder County, Colorado, a Supplemental Condominium Declaration and a Supplemental Condominium Map; and

WHEREAS, the Declarant has further improved the real property described on Exhibit A, attached hereto and by this reference incorporated herein (the "Property"), adding ten Condominium Units to the Project, and desires to subject and place upon this expanded Project the covenants, conditions, restrictions, easements, reservations, rights-of-way and other charges as set forth in the Declaration, which is for the purpose of protecting the value and desirability of the expanded Project to the end that a harmonious and attractive development of the expanded Project may be accomplished, and the health, comfort, safety, convenience and general welfare of the Owners thereof as defined in the Declaration and the Declarant may be promoted and safeguarded.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. Declarant hereby submits to the presently existing twenty-two Condominium Units, the ten additional Condominium Units, improvements, appurtenances and facilities located on the Property to condominium ownership under the Colorado Common Interest Ownership Act, C.R.S. §§ 38-33.3-101, et seq., as amended, and

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hereby imposes upon all of the Property the covenants, conditions, restrictions, easements, reservations, rights-of-way, and other provisions set forth in the Declaration, as supplemented.

The Declarant hereby declares that all of the Property and any property hereinafter annexed hereto shall hereinafter be held, sold, conveyed, encumbered, leased, rented, occupied and improved, subject to the following paragraphs:

2. Each Owner's individual percentage interest in the original and expanded Common Elements of The Project, are determined upon the recording of THE CONDOMINIUM DECLARATION OF THE LAFAYETTE GREENS TOWNHOMES, a CONDOMINIUM, and the CONDOMINIUM MAP OF THE LAFAYETTE GREENS TOWNHOMES, a CONDOMINIUM, expanded by the recording of the SECOND SUPPLEMENTAL DECLARATION and the SECOND SUPPLEMENTAL MAP OF THE LAFAYETTE GREENS TOWNHOMES, a CONDOMINIUM.

Such percentage interest in the Common Elements is determined by the Declarant on the basis of the proportion which the approximate square footage finished area of each Apartment bears to the total approximate square footage finished area of all Apartments in the Project (including Apartments created on the additional real property submitted to the Project.)

The square footage for each Apartment is based upon dimensions which are approximate and the calculation of the individual interests have been rounded. Such percentage interests in the Common Elements are more specifically set forth on Exhibit B attached hereto. The percentage interest shown for each Unit is subject to change in accordance with ARTICLE TWELVE of the Declaration.

3. The definitions used in the Declaration shall be expanded automatically to encompass and refer to the Project as expanded. All conveyances of Condominium Units shall be effective to transfer rights in the Project as expanded by use of the form of description set forth in Paragraph 2.5 of the Declaration and the Map as supplemented.

The recordation in the records of Boulder County, Colorado of the SECOND SUPPLEMENTAL DECLARATION and the SECOND SUPPLEMENTAL MAP incident to the expansion operates automatically to grant, transfer and convey to the Owners of Condominium Units as they existed before this expansion respectively an undivided percentage interest as set forth on Exhibit B attached hereto in the new Common Elements being added to the Project as the result of such expansion.

Such recordation also operates to vest in any Mortgagee (as defined in the Declaration) of any Condominium Unit in the Project as it existed before this expansion a security interest in the new undivided Common Elements interest so acquired by an Owner of a

Condominium Unit which were added to the Project as the result of this expansion.

4. The new Condominium Units are subject to all of the terms and conditions of the Declaration as supplemented and such Condominium Units are subject to the condominium regime with all the incidents pertaining thereto as specified therein and herein upon placing the SECOND SUPPLEMENTAL MAP and the SECOND SUPPLEMENTAL DECLARATION of public record in the real estate records of Boulder County, Colorado.

5. Each Owner and Condominium Unit shall be liable for its respective percentage share of the Annual Assessment for Common Expenses and Special Assessments in accordance with ARTICLE FIVE of the Declaration and as set forth on Exhibit B. This percentage share shown for each Unit is subject to change in accordance with ARTICLE TWELVE of the Declaration.

6. The Owners of each Condominium Unit now or hereafter included in the Condominium Project shall have a perpetual easement and right-of-way for access to and from such Condominium Unit over, upon and across the Common Elements to and from the public streets within and adjacent to the Project.

7. The Certificate of Completion required by C.R.S. § 38-33.3-201(2) is attached herein as Exhibit C.

IN WITNESS WHEREOF, the Declarant has executed this SECOND SUPPLEMENTAL DECLARATION FOR THE LAFAYETTE GREENS TOWNHOMES, a CONDOMINIUM, this 14th day of April, 1995.

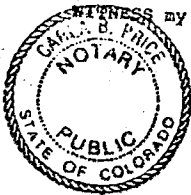
WARRIOR WAY, LLC
a Colorado Limited Liability Company

By: William Eckert
William Eckert, Manager

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 14th day of April, 1995, by William Eckert as Manager of WARRIOR WAY, LLC, a Colorado Limited Liability Company.

My commission expires: 3/31/97
WITNESS my hand and official seal.



Carol B. Price
Notary Public

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EXHIBIT A

TO THE SECOND SUPPLEMENTAL CONDOMINIUM DECLARATION
OF THE LAFAYETTE GREENS TOWNHOMES, a CONDOMINIUM
(THIRD PHASE)

LEGAL DESCRIPTION OF THE REAL PROPERTY
SUBMITTED TO THE LAFAYETTE GREENS TOWNHOMES, a CONDOMINIUM
REGIME

Lot 5, Centaur Plaza Office Park, and Lot 6 R, Replat of
Lots 6, 7, 8 and 9, Centaur Plaza Office Park,
subdivisions in the County of Boulder, State of Colorado,
according to the recorded Plats thereof.

TO THE SECOND SUPPLEMENTAL CONDOMINIUM DECLARATION
OF THE LAFAYETTE GREENS TOWNHOMES, A CONDOMINIUM
(THIRD PHASE)

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TABLE OF INTERESTS (SECOND PHASE)

Each Unit in the Condominium Community shall have one vote and, subject to the provisions of ARTICLE TWELVE hereof, each Unit is hereby vested with an undivided percentage ownership interest in and to the Common Elements and is subject to a Common Expense Assessment Liability as set forth below.

UNIT NO.	FINISHED SQ. FT.	PERCENTAGE SHARE OF COMMON ELEMENT OWNERSHIP/ COMMON EXPENSE LIABILITY
<u>Building A</u>		
1200	1374	2.914%
1202	1379	2.925%
1204	1379	2.925%
1206	1380	2.927%
1208	1686	3.577%
<u>Building B</u>		
1210	1686	3.577%
1212	1380	2.927%
1214	1379	2.925%
1216	1379	2.925%
1218	1374	2.914%
<u>Building C</u>		
1237	1686	3.577%
1239	1380	2.927%
1241	1379	2.925%
1243	1697	3.600%
<u>Building D</u>		
1221	1697	3.600%
1223	1380	2.927%
1225	1380	2.927%
1227	1378	2.922%
1229	1379	2.925%
1231	1379	2.925%
1233	1380	2.927%
1235	1686	3.577%
<u>Building E</u>		
1211	1368	2.901%
1213	1309	2.776%
1215	1788	3.792%
1217	1379	2.925%
1219	1370	2.906%
<u>Building F</u>		
1201	1370	2.906%
1203	1379	2.925%
1205	1808	3.835%
1207	1809	3.838%
1209	1368	2.901%
	47,145	100%

TO THE SECOND SUPPLEMENTAL CONDOMINIUM DECLARATION
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(THIRD PHASE)

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TABLE OF INTERESTS (SECOND PHASE)

The Percentage Interest in the Common Elements and Common Expense Assessment Liability has been determined by the Declarant on the basis of the proportion which the approximate square footage finished area of each Apartment bears to the total approximate square footage finished area of all Apartments in The Condominium Community. The square footage of a Garage is not included in the computation. The square footage for each Apartment is based upon dimensions, which are approximate and the calculation of the Percentage Interest has been rounded. The Percentage Interest shown for each Unit is subject to change in accordance with ARTICLE TWELVE hereof.

In the event the Declarant exercises its right to enlarge The Condominium Community in Phases by submitting to The Condominium Community additional real property in accordance with ARTICLE TWELVE hereof, each percentage interest and assessment liability set forth above will decrease. The Percentage Interest of each Unit and assessment liability will then be determined on the basis of the proportion which the approximate square footage finished area of each Apartment bears to the total approximate square footage finished area of all completed Apartments within The Condominium Community (including Apartments created on the additional real property submitted to The Condominium Community).

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EXHIBIT C

TO THE SECOND SUPPLEMENTAL CONDOMINIUM DECLARATION OF THE
LAFAYETTE GREENS TOWNHOMES, A CONDOMINIUM
(THIRD PHASE)

CERTIFICATE OF COMPLETION

I hereby certify that as of this date all structural components of all Buildings within the Third Phase of the Lafayette Greens Townhomes, a Condominium, containing or comprising any units therein created are substantially completed.

APRIL 4, 1995
Date

Ewald Rosin
Registered Land Surveyor

(E. ROSIN - 3667-49 - 1798M.ER)