

6/28/05
F 2060 / #1527246

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

THIS THIRD 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, on Film 2022 as Reception No. 01481437 ("Declaration"), together with the CONDOMINIUM MAP OF THE LAFAYETTE GREENS TOWNHOMES, A CONDOMINIUM, on Film 2022 as Reception No. 01414326 ("Map"), 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 ("Property"), adding five 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 thirty-two Condominium Units, the five 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 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 Declaration and the Map, expanded by the recording of the FIRST, SECOND and THIRD SUPPLEMENTAL DECLARATIONS and the FIRST, SECOND and THIRD SUPPLEMENTAL MAPS.

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 of a garage is not included within the computation.

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.

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 THIRD SUPPLEMENTAL DECLARATION and the THIRD 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.

EXHIBIT A

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

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

Lot 9R, Centaur Plaza Office Park, 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.

EXHIBIT B

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

TABLE OF INTERESTS (FOURTH PHASE)

Each Unit in the Condominium Community shall have one vote and 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	2.482
1202	1379	2.491
1204	1379	2.491
1206	1380	2.493
1208	1686	3.046
<u>Building B</u>		
1210	1686	3.046
1212	1380	2.493
1214	1379	2.491
1216	1379	2.491
1218	1374	2.482
<u>Building C</u>		
1237	1686	3.046
1239	1380	2.493
1241	1379	2.491
1243	1697	3.066
<u>Building D</u>		
1221	1697	3.066
1223	1380	2.493
1225	1380	2.493
1227	1378	2.490
1229	1379	2.491
1231	1379	2.491
1233	1380	2.493
1235	1686	3.046

EXHIBIT B

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(FOURTH PHASE)

TABLE OF INTERESTS (FOURTH PHASE)

UNIT NO.	FINISHED SQ. FT.	PERCENTAGE SHARE OF COMMON ELEMENT OWNERSHIP/ COMMON EXPENSE LIABILITY
<u>Building E</u>		
1211	1368	2.472
1213	1809	3.268
1215	1788	3.230
1217	1379	2.491
1219	1370	2.475
<u>Building F</u>		
1201	1370	2.475
1203	1379	2.491
1205	1808	3.266
1207	1809	3.268
1209	1368	2.472
<u>Building G</u>		
1220	1368	2.472
1222	1807	3.265
1224	1808	3.266
1226	1379	2.491
<u>1228</u>	<u>1346</u>	<u>2.433</u>
37	55353	100.000%
		Totals

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.

June 9, 1995
Date

Ewald Rosin
Registered Land Surveyor

(E. Rosin - E-4543 - 1893M.ER)

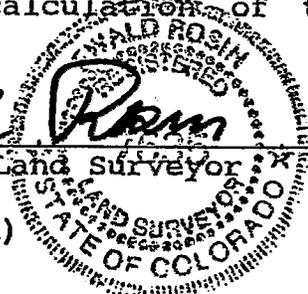


EXHIBIT C

TO THE CONDOMINIUM DECLARATION OF THE LAFAYETTE GREENS TOWNHOMES,
A CONDOMINIUM

CERTIFICATE OF COMPLETION

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

JUNE 5, 1995
Date


Ewald Rosin
Registered Land Surveyor
STATE OF COLORADO

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