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County of Jefferson State of Co.

FIRST AMENDMENT TO CONDOMINIUM DECLARATION  
FOR  
INDEPENDENCE SQUARE CONDOMINIUMS

KNOW :: THESE PRESENTS:

THAT WHEREAS, the undersigned, being at least 75 percent of all of the Unit Owners presently of record, and at least 75 percent of all First Mortgagees of any recorded mortgage or Deed of Trust of Real Property which is described in Exhibit "A", attached hereto, and by this reference made a part of this First Amendment; and

WHEREAS, a Condominium Declaration for Independence Square Condominiums was recorded on June 8, 1979, under Reception No. 79050749, and a Condominium Map was recorded on June 8, 1979, under Reception No. 79050750 of the Real Estate Records of the Clerk and Recorder of Jefferson County; and

WHEREAS, the Declaration and Map established a Condominium Project under the Condominium Ownership Act of the State of Colorado; and

WHEREAS, it is the present desire to make a certain amendment to that original Condominium Declaration, as set forth in more detail in this First Amendment. In all other respects, the Condominium Declaration shall remain unchanged and all other Conditions, Covenants, and terms of said original Condominium Declaration for Independence Square Condominiums shall not be affected by this Amendment.

AMENDMENTS TO DECLARATION

Section 21, paragraph 1 is amended to read as follows:

All sums assessed by the Association but unpaid by the owner of any Condominium Unit, including interest thereon at eight percent per annum, shall constitute a lien on such Unit superior (prior) to all other liens except those in favor of a governmental assessing entity and all sums unpaid on a first mortgage or first Trust Deed of records, including all unpaid obligatory sums as may be provided by such encumbrance, and including additional advances made thereon prior to the arising of such lien.

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-2-

IN WITNESS WHEREOF, this First Amendment to the Condominium Declaration for Independence Square Condominiums was executed by the associations indicated below on this 31<sup>st</sup> day of January, 1980.

2

CARLYN DEVELOPMENT, INC.

Carl M. Dawson  
President

Lynne L. Dawson  
Secretary

WORLD SAVINGS AND LOAN ASSOCIATION

By Ron Hansen  
Vice Pres.

SHERIDAN SAVINGS AND LOAN ASSOCIATION

By Myron Beckwith  
Asst. Vice Pres.

80011140

EXHIBIT "A"

3

Independence Square Condominiums, a Condominium in accordance  
with the Declaration recorded on June 8, 1979, Rec. No. 79050749,  
and Condominiums Map recorded on June 8, 1979, Rec. No. 79050750,  
of the Jefferson County Records.