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Kathleen Neel - Summit County Recorder

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FOURTH AMENDMENT OF THE CONDOMINIUM DECLARATION FOR CABIN CREEK CONDOMINIUMS

THIS FOURTH AMENDMENT OF THE CONDOMINIUM DECLARATION FOR CABIN CREEK CONDOMINIUMS ("Fourth Amendment") is made the 19th day of JULY, 2022.

RECITALS

A. The Condominium Declaration for Cabin Creek Condominiums, the Condominium Map, amendments and supplements which govern the Cabin Creek Condominium Project created under the Colorado Condominium Ownership Act and as recorded in the records of the Summit County, Colorado Clerk and Recorder are set forth below:

Document	Recordation Date	Reception Number
Condominium Map	12/31/1984	290131
Condominium Declaration	12/31/1984	290132
First Amendment to Declaration	10/11/1985	305056
Condo Map-1 st Supp- Phase II Bldg. B	11/27/1990	396229
First Supplement to Declaration	11/27/1990	396230
First Supplement—Re-Recorded	12/17/1990	397314
Second Amendment to Declaration	05/03/1991	403073
Condo Map-2 nd Supp-Phase III	10/23/1991	411538
Second Supplement to Declaration	10/23/1991	411613
Third Amendment to Declaration	03/12/2020	1222570

All capitalized terms as defined in the Declaration have the same meaning in this Fourth Amendment.

B. The Owners as members of Cabin Creek Condominium Association, Inc. (the "Association") desire to amend the Declaration to require Limited Common Element decks adjacent to each Owner's unit to be maintained by the Owner and to provide for design approval of any exterior modifications to the units as provided in this Fourth Amendment.

C. Following authorization from the Board of Managers, the undersigned Treasurer of the Association hereby certifies that at least sixty-seven percent (67%) of the Owners, and at least sixty-seven percent (67%) of the holders of first mortgages or first deeds of trust, have approved this Fourth Amendment as required by the Declaration and C.R.S. §38-33.3-217(1), and that instruments signed by these Owners and lenders, along with the recorded copy of this Fourth Amendment shall be placed in the Association's corporate records and available for review and inspection upon request.

NOW THEREFORE, the Declaration is amended as follows:

1. Limited Common Element Deck Maintenance. The last sentence in Paragraph 10 (b) of the Declaration is deleted and replaced by the following maintenance covenants.

Each Owner shall be responsible for removing leaves, and debris from all Limited Common Elements (LCEs) appurtenant to such Owner's Unit. Owner's will also maintain, repair and replace the surface and structure of LCE decks and stairways and keep these LCEs in good, clean, orderly and sanitary condition. Any alterations to the decks or stairways must be approved as provided in paragraph 2 below.

The Association maintenance obligations for Limited Common Element decks in Paragraphs 13 (b) and 16 (b) are deleted, except as follows.

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