

E1014379

**EIGHTH SUPPLEMENT TO CONDOMINIUM  
DECLARATION AND ANNEXATION AGREEMENT  
FOR SAVANNAH, A CONDOMINIUM**



THIS EIGHTH SUPPLEMENT TO CONDOMINIUM DECLARATION AND ANNEXATION AGREEMENT is made this 27 day of January, 2021, by SAVANNAH SOUTHCREEK LLC., Colorado Limited Liability Company, (hereinafter referred to as "SSC").

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, SSC executed and has caused to be recorded a Condominium Declaration for Savannah Condominiums (the "Declaration") on July 27, 2004 under Reception #B4133216, of the records of the Clerk and Recorder of Arapahoe County, Colorado; and

WHEREAS, in Section 34(b) of the Declaration, SSC, for itself, its successors and assigns expressly reserved the right to annex from time to time certain real property to the Condominium Project and to subject such additional property to the terms and provisions of the Declaration; and

WHEREAS, SSC has completed the construction of one additional building and other improvements on the real property situated in the County of Arapahoe, Colorado; which property is described on Exhibit "A", attached hereto, and incorporated by reference herein; and

WHEREAS SSC desires to annex such property to the Declaration pursuant to Section 34(b) thereof.

NOW, THEREFORE, SSC does hereby publish and declare that the following terms, conditions, covenants, easements, restrictions, uses, limitations, and obligations shall be deemed to run with the land and shall be a burden and benefit to SSC, its successors and assigns and to any person acquiring or owning an interest in the real property and improvements described on Exhibit "A", their grantees, successors, heirs, executors, administrators, devisees or assigns:

1. Annexation of Property. Pursuant to Section 34(b) of the Declaration, the Property described in Exhibit "A" attached hereto is hereby annexed to the "Project", as defined in Section 4(a) (5) of the Declaration and is hereby submitted to Condominium Ownership and shall hereafter be held, sold, conveyed, encumbered, leased, rented, occupied, and improved subject to the terms and provisions of the Declaration. The Property described in Exhibit "A" shall consist of twelve (24) additional and separate Condominium Units.

2. Limited Common Elements. A portion of the common elements described on the **EIGHTH Supplement** to the Condominium Map for Savannah Condominiums is reserved for the exclusive use of the Owners of the respective Units and such areas are referred to as "limited common elements". Any balcony, patio or deck which is or are accessible from, associated with and adjoin a Unit shall, without further reference thereto, be used in connection with such Unit to the exclusion of the use thereof by the other Owners of the common elements, except by invitation. Similarly, certain air conditioning equipment which may be situated on the exterior walls or roof of a Building and which shall serve only one (1) Unit, shall be a limited common element, appurtenant to such Unit and shall be maintained, repaired, and operated solely by the Owner, or Owners of such Unit. Certain parking space(s) are assigned by SSC on **Exhibit "C"** attached hereto and incorporated herein by this reference and are appurtenant to the Unit purchased and are for the exclusive use of the Owner of such Unit. Further, in accordance with **Section 4(a) (4)** of the Declaration, SSC reserves the right to construct and assign carport and garage spaces on the Property described on **Exhibit A**.
  
3. Supplement to Condominium Map. Pursuant to **Section 4(a)(6)** of the Declaration an **EIGHTH Supplement** to the Condominium Map depicting the location of each Unit submitted hereby, both horizontally and vertically, together with such other information as is required by the provisions of **Section 6** of the Declaration shall be recorded prior to the first conveyance of any of the Units shown thereon. Such Map shall be termed "**EIGHTH Supplement to Condominium Map for Savannah, A Condominium.**" After the **EIGHTH Supplement to the Condominium Map and the EIGHTH Supplement to the Condominium Declaration** for Savannah, A Condominium have been filed for record in the office of the Clerk and Recorder of the County of Adams, Colorado every contract, deed, lease, mortgage, trust deed, will or other instrument may legally describe a Condominium Unit as follows:

Condominium Unit No. \_\_\_\_\_, Building No. \_\_\_\_\_  
Savannah, in accordance with The Declaration recorded on July 27, 2004, Reception #B4133216 of the County of Arapahoe records, together with the exclusive right to use the following limited common elements: parking, garage or carport space number(s) \_\_\_\_\_ and storage space number(s) \_\_\_\_\_.

Each such description shall be good and sufficient for all purposes to sell, convey, transfer, encumber or otherwise affect not only the Unit but also the appurtenant limited common elements, appurtenant undivided interest in the common elements and all other appurtenant property and property rights and incorporate all of the rights and burdens incident to the ownership of a

Condominium Unit and all the limitations thereon as described in the Declaration and Supplements thereto, Condominium Map and Supplements to the Condominium Map. Each such description shall be construed to include a non-exclusive easement for ingress and egress to and from an Owner's Unit and use of all the limited common elements appurtenant to said Unit as well as all the general common elements.

4. Modification of Undivided Interests. Upon the recording in the records in the office of the Clerk and Recorder of County of Arapahoe, State of Colorado, of this Fourth Supplement to the Condominium Declaration and Annexation Agreement and of the EIGHTH Supplement Condominium Map for the Savannah Condominiums, the undivided interest in the common elements appurtenant to each Condominium Unit in Savannah Condominiums shall be modified in accordance with Section 4(a) (5) of the Declaration. The undivided interest in and to the common elements to each Unit submitted to the Project under the Declaration, and this EIGHTH Supplement is modified as set forth on Exhibit "D" attached hereto and incorporated herein by this reference. The storage spaces which are limited common elements appurtenant to each Unit are also limited common elements.
5. Easements. Each Owner shall have the non-exclusive right, and easement together with all other Owners of Units at Savannah Condominiums to use all the general common elements, open spaces, recreational facilities, grass and landscaping areas and all other areas in the Project which are not herein specifically designated to the use of less than all the Owners. This easement shall be irrevocable and shall be for the purposes of ingress and egress, recreational and social use and shall apply to all of the Property hereinbefore, hereby, and hereinafter committed to this Condominium Project.
6. Reservation. SSC reserves the right to annex further property to this Condominium Project as provided in Section 4(a) (5) of the Condominium Declaration for Savannah Condominiums.
7. Assessments for Common Expenses. The common expense assessments for each Unit within the entire Project shall be determined as provided in Section 20(a) of the Condominium Declaration for Savannah Condominiums. The square footage of each Condominium Unit submitted to the Project hereby is set forth on Exhibit "B".
8. General. (a) The provisions contained in this EIGHTH Supplement and Annexation Agreement to the Condominium Declaration for Savannah Condominiums shall be in addition and supplemental to the provisions contained in the recorded Condominium Declaration for Savannah Condominiums. All provisions of the Condominium Declaration for Savannah Condominiums, and any amendments and supplements thereto, except those specifically modified

herein, shall be applicable to the real property described on Exhibit "A" and incorporated by reference in this **EIGHTH Supplement**.

(b) If any of the provisions of this instrument or any paragraph, sentence, clause, phrase or word, or the application thereof in any circumstances be invalidated, such invalidity shall not affect the validity of the remainder of this Supplement, and the application of any such provision, paragraph, sentence, clause, phrase, or word in any other circumstances shall not be affected thereby.

(c) The provisions of this instrument shall be in addition and supplemental to the Condominium Ownership Act of the State of Colorado and to all other provisions of law.

(d) That whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, SSC has duly executed this **EIGHTH Supplement** to the Declaration for Savannah, A Condominium, this 27<sup>th</sup> day of January, A.D., 2021.

SAVANNAH SOUTHCREEK LLC.  
A Colorado Limited Liability Company.

By Mark C Rehm  
Managing Member

STATE OF COLORADO

COUNTY OF ARAPAHOE

The above and foregoing instrument was acknowledged before me, a Notary Public, this 27<sup>th</sup> day of January, 2021 by Mark C. Rehm, Managing Member of SAVANNAH SOUTHCREEK LLC., a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 9/26/2024

Geneva M Cruz-La Santa  
Notary Public

Notary Public

GENEVA M CRUZ-LA SANTA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19954007168  
MY COMMISSION EXPIRES SEPTEMBER 26, 2024

**Consent of Beneficiary of Deed of Trust**

First National Bank, being the beneficiary of the certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Deed of Trust") from **First National Bank**, recorded December 19, 2018, at Reception Number D8123744, the records of the Clerk and Recorder of the County of Arapahoe, Colorado. Herby consents to the execution and recordation of the foregoing Savannah, A Condominium Supplement Declaration and Savannah, A Condominium Supplement Map (the "Map") and agrees to the Deed of Trust shall be junior and subordinate to such Supplemental Declaration and Map.

EXECUTED on the 25<sup>th</sup> day of January, 2021

Lender Consent  
First National Bank

By *Catherine E. Corbett*  
Authorized Officer

STATE OF COLORADO

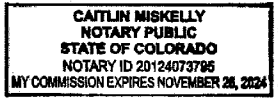
COUNTY OF Lincoln

The above and foregoing instrument was acknowledged before me, a Notary Public, this 25<sup>th</sup> day of January, 2021 by Catherine E. Corbett, as Authorized Officer of FIRST NATIONAL BANK

Witness my hand and official seal.

My commission expires: Nov 26, 2024

*[Signature]*  
Notary Public



**EXHIBIT A**  
**SAVANNAH CONDOMINIUMS**  
**EIGHTH SUPPLEMENT LEGAL DESCRIPTION**

**PARCEL DESCRIPTION**

A TRACT OF LAND BEING A PART OF A PART OF LOT 1, BLOCK 1, SOUTHCREEK SUBDIVISION, FILING NO. 6, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE WESTERLY LINE OF LOT 1, BLOCK 1, SOUTHCREEK SUBDIVISION, FILING NO. 6 RECORDED AT BOOK 249 PAGES 28-29, RECEPTION NO. B3208724 ASSUMED TO BEAR NORTH 17° 17' 25" WEST A DISTANCE OF 600.36 FEET; MONUMENTED BY A NAIL AND TAG STAMPED "36567" AND REBAR WITH UNREADABLE 2 INCH ALUMINIUM CAP AT THE NORTHWEST CORNER OF SAID LOT 1

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SOUTHCREEK SUBDIVISION, FILING NO. 6 RECORDED AT BOOK 249 PAGES 28-29, RECEPTION NO. B3208724;

THENCE NORTH 17° 17' 25" WEST ON THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 213.91 FEET TO THE SOUTHERLY LINE OF THE 1ST ADDENDUM TO THE 6TH SUPPLEMENT TO THE MAP OF SAVANNAH, A CONDOMINIUM RECORDED AT BOOK 340, PAGES 93, RECEPTION NO. B7066580;

THENCE NORTH 72° 42' 35" EAST ON SAID SOUTHERLY LINE A DISTANCE OF 76.47 FEET TO THE WESTERLY LINE OF THE 6TH SUPPLEMENT TO THE MAP OF SAVANNAH, A CONDOMINIUM RECORDED AT BOOK 340, PAGES 34-35, RECEPTION NO. B7059030;

THENCE SOUTH 17° 18' 23" EAST ON SAID WESTERY LINE A DISTANCE OF 19.63 FEET TO THE SOUTHERLY LINE OF SAID 6TH SUPPLEMENT;

THENCE NORTH 72° 42' 35" EAST ON SAID SOUTHERLY LINE A DISTANCE OF 219.21 FEET TO THE WESTERLY LINE OF THE 4TH SUPPLEMENT TO THE MAP OF SAVANNAH, A CONDOMINIUM RECORDED AT BOOK 315, PAGES 80-87, RECEPTION NO. B6047868;

THENCE ALONG THE WESTERLY LINE OF SAID 4TH SUPPLEMENT THE FOLLOWING THREE (3) COURSES;

1. THENCE SOUTH 17° 15' 57" EAST A DISTANCE OF 17.48 FEET;
2. THENCE NORTH 72° 42' 35" EAST A DISTANCE OF 5.64 FEET;
3. THENCE SOUTH 17° 17' 25" EAST A DISTANCE OF 176.80 FEET TO THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1;

THENCE SOUTH 72° 42' 35" WEST ON SAID SOUTHERLY LINE A DISTANCE OF 301.32 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 59,942 SQ. FT. (1.376 ACRE), MORE OR LESS.

**EXHIBIT B**  
**SAVANNAH CONDOMINIUMS**  
**EIGHTH SUPPLEMENT SQUARE FOOTAGE**  
**BUILDING 5**

<b>ADDRESS</b>	<b>MODEL NAME</b>	<b>SQUARE FOOTAGE</b>
UNIT #101	LIBERTY	1555
UNIT #102	ORLEANS	1255
UNIT #103	ORLEANS	1255
UNIT #104	LIBERTY	1555
UNIT #105	LIBERTY	1555
UNIT #106	ORLEANS	1255
UNIT #107	ORLEANS	1255
UNIT #108	LIBERTY	1555
UNIT #201	LIBERTY	1555
UNIT #202	ORLEANS	1255
UNIT #203	ORLEANS	1255
UNIT #204	LIBERTY	1555
UNIT #205	LIBERTY	1555
UNIT #206	ORLEANS	1255
UNIT #207	ORLEANS	1255
UNIT #208	LIBERTY	1555
UNIT #301	LIBERTY	1555
UNIT #302	ORLEANS	1255
UNIT #303	ORLEANS	1255
UNIT #304	LIBERTY	1555
UNIT #305	LIBERTY	1555
UNIT #306	ORLEANS	1255
UNIT #307	ORLEANS	1255
UNIT #308	LIBERTY	1555

**EXHIBIT C**  
**SAVANNAH CONDOMINIUMS**  
**EIGHTH SUPPLEMENT PARKING SPACES**  
**BUILDING 5**

<b>ADDRESS / UNIT #'S</b>	<b>PARKING SPACES</b>	<b>GARAGES</b>
<b>15700 E. JAMISON DR ENGLEWOOD, CO 80112</b>		
UNIT #101	274	14D
UNIT #102	276	14H
UNIT #103	269	NO GARAGE ASSINGED
UNIT #104	283	15F
UNIT #105	264	15G
UNIT #106	280	NO GARAGE ASSINGED
UNIT #107	285	NO GARAGE ASSINGED
UNIT #108	277	14A
UNIT #201	273	15A
UNIT #202	263	15C
UNIT #203	270	NO GARAGE ASSINGED
UNIT #204	261	14G
UNIT #205	290	NO GARAGE ASSINGED
UNIT #206	286	NO GARAGE ASSINGED
UNIT #207	281	14F
UNIT #208	279	14E
UNIT #301	272	15D
UNIT #302	275	NO GARAGE ASSINGED
UNIT #303	271	15E
UNIT #304	260	15B
UNIT #305	291	NO GARAGE ASSINGED
UNIT #306	287	15H
UNIT #307	282	14C
UNIT #308	278	14B



EXHIBIT D  
SAVANNAH CONDOMINIUMS  
EIGHTH SUPPLEMENT PERCENTAGE INTEREST IN COMMON  
ELEMENTS  
BUILDING 5

ADDRESS	% INTEREST
<b>15700 E. JAMISON DR ENGLEWOOD, CO 80112</b>	
UNIT #101	1/152
UNIT #102	1/152
UNIT #103	1/152
UNIT #104	1/152
UNIT #105	1/152
UNIT #106	1/152
UNIT #107	1/152
UNIT #108	1/152
UNIT #201	1/152
UNIT #202	1/152
UNIT #203	1/152
UNIT #204	1/152
UNIT #205	1/152
UNIT #206	1/152
UNIT #207	1/152
UNIT #208	1/152
UNIT #301	1/152
UNIT #302	1/152
UNIT #303	1/152
UNIT #304	1/152
UNIT #305	1/152
UNIT #306	1/152
UNIT #307	1/152
UNIT #308	1/152