

**SUPPLEMENTAL CONDOMINIUM DECLARATION  
OF  
COPPERSTONE CONDOMINIUMS  
(PHASE 7)**

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TRACY K. BAKER  
ARAPAHOE COUNTY 0.0

Copperstone, LLC, a Colorado limited liability company ("Declarant"), executes this Supplemental Condominium Declaration of Copperstone Condominiums (the "Supplemental Declaration"), this 10 day of May, 2000

**RECITALS:**

A. Copperstone Developers, Inc., a Colorado corporation ("Initial Declarant"), executed and caused to be recorded that certain Condominium Declaration of Copperstone Condominiums (the "Declaration") on February 9, 1998, at Reception No. A8017544 of the records (the "Records") of the Office of the Clerk and Recorder of Arapahoe County, Colorado (as amended and supplemented, the "Declaration").

B. Initial Declarant and Declarant (then known as Copperstone Homes, Inc.) executed and caused to be recorded that certain Assignment and Assumption of Declarant Rights (Copperstone Condominiums) on June 12, 1998 at Reception No. A8089329 of the Records.

C. Article 14 of the Declaration reserves unto Declarant the right to annex certain land to the Declaration by recordation of one or more supplements to the Declaration.

D. The purpose of this Supplemental Declaration is to annex certain land into the Declaration and to include certain land within the Condominium Community, as defined in the Declaration.

NOW, THEREFORE, Declarant declares that the Annexable Property described herein is and shall be held, transferred, sold, conveyed and occupied subject to all of the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration and shall be binding on all persons having or acquiring any right, title or interest in the Annexable Property described herein, their heirs, successors and assigns, and shall inure to the benefit of, be binding upon, and be enforceable by Declarant, its successors in interest, each Owner and his successors in interest, and the Copperstone Condominium Association, Inc., and its successors in interest.

All captioned terms used herein have the same meaning as set forth in the Declaration.

1. Legal Description of the Property Being Annexed. The property being annexed to the Declaration and Condominium Community by this Supplemental Declaration is described in Attachment "1" attached hereto and incorporated herein by this reference (the "Annexable Property").

2. Annexation. The Annexable Property is being annexed to the Declaration and the Condominium Community pursuant to the provisions of Article 14 of the Declaration.

3. Effect of Annexation. The Annexable Property, the Condominiums and any Common Area therein shall be deemed to be included within the Condominium Community covered by the Declaration and subject to all of the terms, provisions, covenants, conditions, reservations, charges and liens set forth in the Declaration, including without limitation all assessment obligations and all Declarant Rights set forth in the Declaration. The Annexable Property and the Condominiums and any Common Area located therein are also expressly subject to all of the provisions of the Articles of Incorporation and the Bylaws of the Copperstone Condominium Association, Inc., as more particularly described in the Declaration, the Articles of Incorporation and the Bylaws.

4. Common Allocation. The Common Allocation allocable to each Condominium within the Condominium Community, including the Annexable Property, shall be revised and shall be as set forth on Attachment "2" attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration the date and year first above written.

DECLARANT:

COPPERSTONE, LLC, a Colorado limited liability company (formerly known as Copperstone Homes, Inc.)

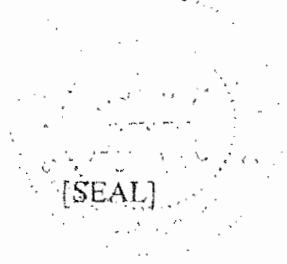
By: [Signature]  
Joseph A. DelZotto - Manager

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF ARAPAHOE   )

The above Supplemental Condominium Declaration of Copperstone Condominiums was acknowledged and signed before me this 10 day of May, 2000 by Joseph A. DelZotto, as Manager of Copperstone, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission expires: 02/23/2001



[Signature]  
Notary Public

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Legal Description of Annexed Property  
(Phase 7)

A portion of Lot 1, Block 1, Bellcourt I Subdivision in the County of Arapahoe, State of Colorado, as recorded in Book 90 at Page 18 under Reception Number 2672321 in the office of the Clerk and Recorder of said County of Arapahoe.

Basis of bearings: the Northerly line of said Lot 1, Block 1, Bellcourt I Subdivision, as defined by a 1-1/2" aluminum cap at the Northeast property corner of Belcourt I Subdivision stamped "Alpha & Omega #10734" and considered to bear S89°48'20"E.

Commencing at the Southwesterly corner of said Lot 1, Block 1, Bellcourt I Subdivision; thence N00°00'25"E along the Westerly line of said Lot 1, Block 1, a distance of 281.34 feet to a point on the Southwesterly prolongation of the Northwesterly line of Copperstone Condominiums Phase 5; thence N44°40'00"E along said Southwesterly prolongation and along said Northwesterly line of Phase 5, a distance of 120.49 feet, to the most Northerly corner of said Phase 5, also being the Point of Beginning.

Thence the following two (2) courses:

1. N44°40'00"E a distance of 170.08 feet
2. N90°00'00"E a distance of 68.90 feet to a point on the Westerly line of the "Amended and Restated Condominium Map for Copperstone Condominiums" as recorded under Reception Number A8026549, in said Office of the Clerk and Recorder of Arapahoe County;

Thence along the boundary of said "Amended and Restated Condominium Map for Copperstone Condominiums" the following six (6) courses:

1. S00°38'36"W a distance of 35.91 feet;
2. N90°00'00"E a distance of 15.77 feet;
3. S00°38'36"W a distance of 46.75 feet;
4. N90°00'00"E a distance of 70.90 feet;
5. S44°25'11"W a distance of 78.15 feet;
6. S45°34'49"E a distance of 51.84 feet, to a point on the Northerly line of said Copperstone Condominiums Phase 5;

Thence along said Northerly line of Copperstone Condominiums Phase 5, the following two (2) courses:

1. S44°25'11"W a distance of 145.10 feet;
2. N44°33'03"W a distance of 220.91 feet to the Point of Beginning.

Containing an area of 40,585 square feet or 0.931 acres.

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Attachment "2"

Revised Common Allocations

	<u>Condominium</u> <u>Unit</u>	<u>Measured</u> <u>Unit (sq. ft.)</u>	<u>Common</u> <u>Allocation</u>
<u>Phase 1/Bldg. A Units</u> (9510 E. Florida Ave.)	1051	902.00	0.64%
	1052	902.00	0.64%
	1053	761.33	0.54%
	1054	761.33	0.54%
	1055	761.33	0.54%
	1056	761.33	0.54%
	1057	902.00	0.64%
	1058	902.00	0.64%
	2051	902.00	0.64%
	2052	902.00	0.64%
	2053	761.33	0.54%
	2054	761.33	0.54%
	2055	761.33	0.54%
	2056	761.33	0.54%
	2057	902.00	0.64%
	2058	902.00	0.64%
	3051	860.00	0.61%
	3052	860.00	0.61%
3053	860.00	0.61%	
3054	860.00	0.61%	
3055	860.00	0.61%	
3056	860.00	0.61%	
3057	860.00	0.61%	
3058	860.00	0.61%	
<u>Phase 1/Bldg. A Units:</u>		<u>20,186.64</u>	<u>14.32%</u>
<u>Phase 2/Bldg. B Units</u> (9530 E. Florida Ave.)	1001	937.80	0.66%
	1002	937.80	0.66%
	1005	1,230.70	0.87%
	1006	1,230.70	0.87%
	1007	1,230.70	0.87%
	1008	1,230.70	0.87%
	1011	937.80	0.66%
	1012	937.80	0.66%
	2001	1,396.50	0.99%
	2002	1,396.50	0.99%
	2003	1,151.10	0.81%
	2004	1,151.10	0.81%
2005	1,151.10	0.81%	

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	<u>Condominium</u>	<u>Measured</u>		<u>Common</u>
	<u>Unit</u>	<u>Unit (sq. ft.)</u>		<u>Allocation</u>
	2006	1,151.10		0.81%
	2007	1,151.10		0.81%
	2008	1,151.10		0.81%
	2009	1,151.10		0.81%
	2010	1,151.10		0.81%
	2011	1,396.50		0.99%
	2012	1,396.50		0.99%
Phase 2/Bldg. B Units:		<u>23,468.80</u>		<u>16.56%</u>
<u>Phase 2 Garages</u>	G-1	205.00 x.25=	51.25	0.04%
	G-2	201.00 x.25=	50.25	0.04%
	G-3	201.00 x.25=	50.25	0.04%
	G-4	201.00 x.25=	50.25	0.04%
	G-5	285.40 x.25=	71.35	0.05%
	G-6	234.60 x.25=	58.65	0.04%
	G-7	230.00 x.25=	57.50	0.04%
	G-8	234.60 x.25=	58.65	0.04%
	G-13	205.00 x.25=	51.25	0.04%
	G-14	201.00 x.25=	50.25	0.04%
	G-15	201.00 x.25=	50.25	0.04%
	G-16	201.00 x.25=	50.25	0.04%
	G-17	201.00 x.25=	50.25	0.04%
	G-18	201.00 x.25=	50.25	0.04%
	G-19	201.00 x.25=	50.25	0.04%
	G-20	201.00 x.25=	50.25	0.04%
	G-21	201.00 x.25=	50.25	0.04%
	G-22	201.00 x.25=	50.25	0.04%
	G-23	201.00 x.25=	50.25	0.04%
	G-24	201.00 x.25=	50.25	0.04%
	G-25	201.00 x.25=	50.25	0.04%
	G-26	201.00 x.25=	50.25	0.04%
	G-27	205.00 x.25=	51.25	0.04%
	G-28	205.00 x.25=	51.25	0.04%
Phase 2 Garages:		<u>5,020.60 x.25=</u>	<u>1,255.15</u>	<u>0.97%</u>
Phase 2 Units & Garages (.25):		<u>24,723.95</u>		<u>17.53%</u>

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	<u>Condominium</u>	<u>Measured</u>		<u>Common</u>	
	<u>Unit</u>	<u>Unit (sq. ft.)</u>		<u>Allocation</u>	
<u>Phase 3/Bldg. C Units</u> (9550 E. Florida Ave.)	1013	937.80		0.66%	
	1014	937.80		0.66%	
	1017	1,230.70		0.87%	
	1018	1,230.70		0.87%	
	1019	1,230.70		0.87%	
	1020	1,230.70		0.87%	
	1023	937.80		0.66%	
	1024	937.80		0.66%	
	2013	1,396.50		0.99%	
	2014	1,396.50		0.99%	
	2015	1,151.10		0.81%	
	2016	1,151.10		0.81%	
	2017	1,151.10		0.81%	
	2018	1,151.10		0.81%	
	2019	1,151.10		0.81%	
	2020	1,151.10		0.81%	
	2021	1,151.10		0.81%	
	2022	1,151.10		0.81%	
	2023	1,396.50		0.99%	
	2024	1,396.50		0.99%	
	Phase 3/Bldg. C Units:		<u>23,468.80</u>		<u>16.56%</u>
	<u>Phase 3 Garages</u>	G-9	234.60	x.25= 58.65	0.04%
		G-10	230.00	x.25= 57.50	0.04%
		G-11	230.00	x.25= 57.50	0.04%
G-12		234.60	x.25= 58.65	0.04%	
Phase 3 Garages:		<u>929.20</u>	x.25= 232.30	<u>0.16%</u>	
Phase 3 Units & Garages (.25):		<u>23,701.10</u>		<u>16.72%</u>	
<u>Phase 4/Bldg. D Units</u> (9590 E. Florida Ave.)	1025	937.80		0.66%	
	1026	937.80		0.66%	
	1029	1,230.70		0.87%	
	1030	1,230.70		0.87%	
	1031	1,230.70		0.87%	
	1032	1,230.70		0.87%	
	1035	937.80		0.66%	
	1036	937.80		0.66%	
	2025	1,396.50		0.99%	
	2026	1,396.50		0.99%	
	2027	1,151.10		0.81%	
	2028	1,151.10		0.81%	
2029	1,151.10		0.81%		

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	<u>Condominium</u>	<u>Measured</u>		<u>Common</u>
	<u>Unit</u>	<u>Unit (sq. ft.)</u>		<u>Allocation</u>
	2030	1,151.10		0.81%
	2031	1,151.10		0.81%
	2032	1,151.10		0.81%
	2033	1,151.10		0.81%
	2034	1,151.10		0.81%
	2035	1,396.50		0.99%
	2036	1,396.50		0.99%
Phase 4/Bldg. D Units:		<u>23,468.80</u>		<u>16.56%</u>
<u>Phase 4 Garages</u>	G-29	205.00 x.25=	51.25	0.04%
	G-30	201.00 x.25=	50.25	0.04%
	G-31	201.00 x.25=	50.25	0.04%
	G-32	205.00 x.25=	51.25	0.04%
Phase 4 Garages:		<u>812.00 x.25=</u>	<u>203.00</u>	<u>0.16%</u>
Phase 4 Units & Garages (.25):		<u>23,671.80</u>		<u>16.72%</u>
<u>Phase 5/Bldg. E Units</u>	1083	937.80		0.66%
(9488 E. Florida Ave.)	1084	937.80		0.66%
	1087	1,230.70		0.87%
	1088	1,230.70		0.87%
	1089	1,230.70		0.87%
	1090	1,230.70		0.87%
	1093	937.80		0.66%
	1094	937.80		0.66%
	2083	1,396.50		0.99%
	2084	1,396.50		0.99%
	2085	1,151.10		0.81%
	2086	1,151.10		0.81%
	2087	1,151.10		0.81%
	2088	1,151.10		0.81%
	2089	1,151.10		0.81%
	2090	1,151.10		0.81%
	2091	1,151.10		0.81%
	2092	1,151.10		0.81%
	2093	1,396.50		0.99%
	2094	1,396.50		0.99%
Phase 5/Bldg. E Units:		<u>23,468.80</u>		<u>16.56%</u>
<u>Phase 5 Garages</u>	G-33	206.00 x.25=	51.50	0.04%
	G-34	202.00 x.25=	50.50	0.04%
	G-35	202.00 x.25=	50.50	0.04%
	G-36	202.00 x.25=	50.50	0.04%
	G-37	202.00 x.25=	50.50	0.04%

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<u>Condominium</u>	<u>Measured</u>	<u>Common</u>
<u>Unit</u>	<u>Unit (sq. ft.)</u>	<u>Allocation</u>
G-38	202.00 x.25=	50.50 0.04%
G-39	202.00 x.25=	50.50 0.04%
G-40	202.00 x.25=	50.50 0.04%
G-41	202.00 x.25=	50.50 0.04%
G-42	202.00 x.25=	50.50 0.04%
G-43	202.00 x.25=	50.50 0.04%
G-44	206.00 x.25=	51.50 0.04%
G-45	203.00 x.25=	50.75 0.04%
G-46	199.00 x.25=	49.75 0.04%
G-47	199.00 x.25=	49.75 0.04%
G-48	199.00 x.25=	49.75 0.04%
G-49	199.00 x.25=	49.75 0.04%
G-50	199.00 x.25=	49.75 0.04%
G-51	199.00 x.25=	49.75 0.04%
G-52	199.00 x.25=	49.75 0.04%
G-53	199.00 x.25=	49.75 0.04%
G-54	199.00 x.25=	49.75 0.04%
G-55	199.00 x.25=	49.75 0.04%
G-56	203.00 x.25=	50.75 0.04%
G-57	236.60 x.25=	59.15 0.04%
G-58	232.00 x.25=	58.00 0.04%
G-59	232.00 x.25=	58.00 0.04%
G-60	236.60 x.25=	59.15 0.04%
G-61	236.60 x.25=	59.15 0.04%
G-62	232.00 x.25=	58.00 0.04%
G-63	232.00 x.25=	58.00 0.04%
G-64	236.60 x.25=	59.15 0.04%
Phase 5 Garages:	6,702.40 x.25=	1,675.60 1.28%
Phase 5 Units & Garages (.25):	25,144.40	17.84%
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<u>Phase 7/Bldg. F Units</u>	1071	937.80 0.66%
(9448 E. Florida Ave.)	1072	937.80 0.66%
	1075	1,230.70 0.87%
	1076	1,230.70 0.87%
	1077	1,230.70 0.87%
	1078	1,230.70 0.87%
	1081	937.80 0.66%
	1082	937.80 0.66%
	2071	1,396.50 0.99%
	2072	1,396.50 0.99%
	2073	1,151.10 0.81%
	2074	1,151.10 0.81%



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	<u>Condominium</u>	<u>Measured</u>		<u>Common</u>
	<u>Unit</u>	<u>Unit (sq. ft.)</u>		<u>Allocation</u>
	2075	1,151.10		0.81%
	2076	1,151.10		0.81%
	2077	1,151.10		0.81%
	2078	1,151.10		0.81%
	2079	1,151.10		0.81%
	2080	1,151.10		0.81%
	2081	1,396.50		0.99%
	2082	1,396.50		0.99%
Phase 7/Bldg. E Units:		<u>23,468.80</u>		<u>16.56%</u>
<u>Phase 7 Garages</u>	G-69	206.00 x.25=	51.50	0.04%
	G-70	202.00 x.25=	50.50	0.04%
	G-71	202.00 x.25=	50.50	0.04%
	G-72	202.00 x.25=	50.50	0.04%
	G-73	202.00 x.25=	50.50	0.04%
	G-74	202.00 x.25=	50.50	0.04%
	G-75	202.00 x.25=	50.50	0.04%
	G-76	202.00 x.25=	50.50	0.04%
	G-77	202.00 x.25=	50.50	0.04%
	G-78	202.00 x.25=	50.50	0.04%
	G-79	202.00 x.25=	50.50	0.04%
Phase 7 Garages:		<u>2,226.00 x.25=</u>	<u>556.50</u>	<u>0.44%</u>
Phase 7 Units & Garages (.25):		<u>24,025.30</u>		<u>17.00%</u>
<b>Total All Units/Garages:</b>		<u>141,453.19</u>		<u>100.00%</u>

\*Note: The Common Allocations were calculated using Microsoft Excel and are displayed in 2 trailing decimal format, which results in rounding up/down. Because of the rounding, there is a slight discrepancy (typically in a range of +0.02 to -0.1) between the sum of the subtotal percentages in the "Common Allocation" column and the total figure (which indicates 100% because it is calculated by adding all the subtotals for each Phase and dividing by the Grand Total.) This discrepancy could be rectified by using 5 trailing decimal format.